

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13 Cash Fues Place, Wantirna Vic 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$920,000 & \$1,012,000

Median sale price

Median price \$975,000 House X Unit Suburb Wantirna

Period - From 01/07/2017 to 30/09/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	49 Bellbird Dr WANTIRNA 3152	\$1,070,000	24/08/2017
2	22 Juniper Rd WANTIRNA 3152	\$975,000	14/08/2017
3	43 Croxteth Way WANTIRNA 3152	\$970,000	20/05/2017

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

Brendan Murphy

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Indicative Selling Price

\$920,000 - \$1,012,000

Median House Price

September quarter 2017: \$975,000



 4  2  4

Rooms:

Property Type: House

Land Size: 988 sqm approx

Agent Comments

Comparable Properties



49 Bellbird Dr WANTIRNA 3152 (REI)

Agent Comments

 4  2  1

Price: \$1,070,000

Method: Private Sale

Date: 24/08/2017

Rooms: -

Property Type: House

Land Size: 988 sqm approx



22 Juniper Rd WANTIRNA 3152 (REI)

Agent Comments

 4  1  5

Price: \$975,000

Method: Private Sale

Date: 14/08/2017

Rooms: -

Property Type: House

Land Size: 988 sqm approx



43 Croxteth Way WANTIRNA 3152 (REI)

Agent Comments

 4  2  2

Price: \$970,000

Method: Auction Sale

Date: 20/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 711 sqm approx