

Brendan Murphy 9801 4777 0439 388 866 bmurphy@barryplant.com.au

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

| Address<br>Including suburb and<br>postcode |  |
|---|--|
|   |  |

#### Indicative selling price

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

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

#### Median sale price

| Median price  | \$975,000  | Hou | ise 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.

| Add | dress 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.

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Indicative Selling Price \$920,000 - \$1,012,000 Median House Price September quarter 2017: \$975,000





Rooms:

**Property Type:** House **Land Size:** 988 sqm approx

**Agent Comments** 

# Comparable Properties



49 Bellbird Dr WANTIRNA 3152 (REI)

**=**| 4



**6** 

**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)







**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)







**Price:** \$970,000 **Method:** Auction Sale **Date:** 20/05/2017

Rooms: -

**Property Type:** House (Res) **Land Size:** 711 sqm approx

Agent Comments

Agent Comments



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**Agent Comments** 

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.