

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Property of	ffered fo	or sale
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Period - From 01/04/2017

Including suburk		ourt, Wantirna Sc	uth Vic 3152					
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between	\$0	&	\$0					
Median sale price								
Median price \$	1,010,000 Ho	ouse X	Unit	Suburb	Wantirna South			

Source REIV

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

to

30/06/2017

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	1 Townview Av WANTIRNA SOUTH 3152	\$1,035,000	09/05/2017
2	9 Birchfield Cr WANTIRNA 3152	\$980,000	20/05/2017
3	8 Hassett Ct WANTIRNA SOUTH 3152	\$960,000	08/04/2017

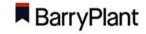
#### OR

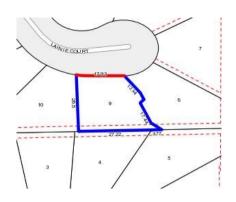
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Account - Barry Plant









**Indicative Selling Price** \$0 - \$0 **Median House Price** June quarter 2017: \$1,010,000

## Comparable Properties



1 Townview Av WANTIRNA SOUTH 3152 (REI)

Price: \$1,035,000 Method: Private Sale Date: 09/05/2017 Rooms: 6

Property Type: House



9 Birchfield Cr WANTIRNA 3152 (REI)

Price: \$980,000

Method: Auction Sale Date: 20/05/2017 Rooms: 5

Property Type: House (Res) Land Size: 690 sqm approx

Agent Comments

**Agent Comments** 



8 Hassett Ct WANTIRNA SOUTH 3152 (REI)





Price: \$960,000 Method: Auction Sale Date: 08/04/2017 Rooms: 5

Property Type: House (Res)

Agent Comments

Account - Barry Plant





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.

Generated: 02/10/2017 15:14