

# 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

69 Somes Street, Wantirna South Vic 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,180,000 Property Type House Suburb Wantirna South

Period - From 09/11/2020 to 08/11/2021 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	77 Somes St WANTIRNA SOUTH 3152	\$1,305,000	25/09/2021
2	13 Cerise St WANTIRNA SOUTH 3152	\$1,190,000	18/08/2021
3	92 Aspect Av WANTIRNA SOUTH 3152	\$1,150,000	31/10/2021

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.~~

This Statement of Information was prepared on:

09/11/2021 12:54



 5
  3
  2 garage

**Property Type:** House (New - Detached)

**Land Size:** 391 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

09/11/2020 - 08/11/2021: \$1,180,000

## Comparable Properties



**77 Somes St WANTIRNA SOUTH 3152 (REI)**

 4
  2
  3

**Price:** \$1,305,000

**Method:** Auction Sale

**Date:** 25/09/2021

**Property Type:** House (Res)

Agent Comments

Offers larger allotment 590 sqm land, similar accommodation



**13 Cerise St WANTIRNA SOUTH 3152 (REI/VG)**

 4
  2
  2

**Price:** \$1,190,000

**Method:** Auction Sale

**Date:** 18/08/2021

**Property Type:** House (Res)

**Land Size:** 391 sqm approx

Agent Comments

Offers similar allotment 391sqm land, slightly smaller accommodation size



**92 Aspect Av WANTIRNA SOUTH 3152 (REI)**

 4
  2
  2

**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 31/10/2021

**Property Type:** House (Res)

Agent Comments

Offers near new accommodation with slightly smaller size

**Account** - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814