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	69 Somes Street, Wantirna South Vic 3152
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,180,000	Pro	perty 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

Add	dress 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

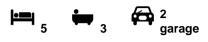
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/11/2021 12:54









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)





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) Agent Comments







Offers similar allotment 391sqm land, slightly smaller accommodation size

Price: \$1,190,000 Method: Auction Sale Date: 18/08/2021

Property Type: House (Res) Land Size: 391 sqm approx

92 Aspect Av WANTIRNA SOUTH 3152 (REI)







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



