

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

32 Norfolk Avenue, Wantirna South Vic 3152

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$1,045,000

House

X

Unit

Suburb

Wantirna South

Period - From

01/01/2017

to

31/12/2017

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	55 Kanooka Rd WANTIRNA SOUTH 3152	\$821,000	11/02/2018
2	4 Monaro CI WANTIRNA SOUTH 3152	\$790,000	09/09/2017
3	22 Mariemont Av WANTIRNA 3152	\$764,950	05/10/2017

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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Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median House Price
Year ending December 2017: \$1,045,000

Comparable Properties



55 Kanooka Rd WANTIRNA SOUTH 3152 (REI) **Agent Comments**



Price: \$821,000
Method: Auction Sale
Date: 11/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 727 sqm approx



4 Monaro CI WANTIRNA SOUTH 3152 (REI) **Agent Comments**



Price: \$790,000
Method: Auction Sale
Date: 09/09/2017
Rooms: 5
Property Type: House (Res)
Land Size: 749 sqm approx



22 Mariemont Av WANTIRNA 3152 (REI) **Agent Comments**



Price: \$764,950
Method: Private Sale
Date: 05/10/2017
Rooms: 4
Property Type: House
Land Size: 536 sqm approx