

Brett Smith Janelle Gu Brett 0430 168 788 Janelle 0432 800 031 brettsmith@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	6 Grasmere Court, Wantirna Vic 3152
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$880,000	&	\$968,000
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Median sale price

Median price	\$975,000	Hou	se 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.

Address of comparable property Price Date of sale 1 11 Whitehaven St WANTIRNA 3152 \$965,500 26/08/2017 2 46 Freshfield Av WANTIRNA 3152 \$955,000 15/09/2017

OR

3

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



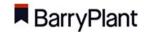


16 Chesterfield Ct WANTIRNA 3152

\$951,000

26/08/2017

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Indicative Selling Price \$880,000 - \$968,000 **Median House Price** September quarter 2017: \$975,000





Rooms:

Property Type: House Land Size: 707 sqm approx

Agent Comments

Comparable Properties



11 Whitehaven St WANTIRNA 3152 (REI)





Price: \$965,500 Method: Private Sale Date: 26/08/2017 Rooms: 6

Property Type: House (Res) Land Size: 750 sqm approx

Agent Comments



46 Freshfield Av WANTIRNA 3152 (REI)



Price: \$955,000 Method: Private Sale Date: 15/09/2017

Rooms: -

Property Type: House (Res)

Agent Comments



16 Chesterfield Ct WANTIRNA 3152 (REI)





Price: \$951,000 Method: Auction Sale Date: 26/08/2017 Rooms: 5

Property Type: House (Res) Land Size: 704 sqm approx

Agent Comments

Account - Barry Plant





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