

Statement of Information

Single Residential Property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
including suburb
and postcode

41 Witken Avenue, Wantirna South

Indicative selling price

For the meaning of this price see consumer.vic.gov.edu/underquoting (*Delete single price or range as applicable).

Single price **N/A**

Or range
between

\$850,000

&

\$935,000

Median sale price

(*Delete House or Unit as applicable)

Median price

\$988,500

House or Unit

House

Suburb

Wantirna South

Period - From

01/01/2017

To

31/03/2017

Source

REIV

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

A* These are the three properties sold within 2 kilometres of the property for sale in the last six months that the real estate agent or agent's representative considers to be the most comparable to the property for sale

Address of comparable property	Price	Date
1: 15 Landsdale Cr, Wantirna South	\$860,000	04/12/2016
2: 7 Reita Av, Wantirna South	\$875,000	22/02/2017
3: 4 Lynne Av, Wantirna South	\$904,000	10/12/2016

OR

B* The estate 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 guide must not be taken as legal advice.