

Adam Sorrell (03) 9801 4777 0438 769 921 asorrell@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 sa	ıe
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Address	18 Gateshead Drive, Wantirna South Vic 3152
, (dd, 000	To Gateshead Drive, Wartina South vic 5152
Including suburb and	
postcode	
postodao	

#### Indicative selling price

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

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

Median price	\$1,010,000	Hou	ise X	Unit		Suburb	Wantirna South
Period - From	01/04/2017	to	30/06/2017		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 78 Raheen Av WANTIRNA 3152 \$1,070,000 16/09/2017 2 5 Kara Ct WANTIRNA 3152 \$1,050,800 11/08/2017

#### 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



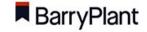


59 Tyner Rd WANTIRNA SOUTH 3152

\$1,010,000

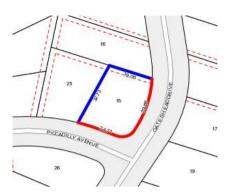
13/05/2017

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**Indicative Selling Price** \$1,000,000 - \$1,100,000 **Median House Price** June quarter 2017: \$1,010,000





### Comparable Properties



78 Raheen Av WANTIRNA 3152 (REI)

**-**3

Price: \$1,070,000 Method: Auction Sale Date: 16/09/2017

Rooms: -

Property Type: House (Res) Land Size: 673 sqm approx

**Agent Comments** 



5 Kara Ct WANTIRNA 3152 (REI)

**-**3

Price: \$1,050,800

Method: Sold Before Auction

Date: 11/08/2017

Rooms: -

Property Type: House (Res) Land Size: 745 sqm approx

Agent Comments





Price: \$1,010,000 Method: Auction Sale

Date: 13/05/2017 Rooms: 5

Property Type: House (Res) Land Size: 690 sqm approx

**Agent Comments** 

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