

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 101 Bloom Avenue, Wantirna South

Indicative selling price

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

Range between \$880,000 & \$968,000

Median sale price

Median price \$988,500 *House x *Unit Suburb Wantirna South
Period - From 01/01/2017 to 31/03/2017 Source REIV

Comparable property sales

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
8 Hassett Court, Wantirna South	\$960,000	08/04/2017
39 Appledale Way, Wantirna South	\$933,000	05/05/2017
22 Lakewood Drive, Knoxfield	\$915,000	01/04/2017