



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,265,000
Median House Price
March quarter 2017: \$988,500

Comparable Properties



5 Boyle CI WANTIRNA SOUTH 3152 (REI)

Agent Comments



Price: \$1,265,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 7
Property Type: House (Res)
Land Size: 689 sqm

73 Wakley Cr WANTIRNA SOUTH 3152 (REI)

Agent Comments



Price: \$1,178,000
Method: Auction Sale
Date: 25/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 724 sqm



6 Billabong Ct WANTIRNA SOUTH 3152 (REI)

Agent Comments



Price: \$1,150,000
Method: Auction Sale
Date: 09/04/2017
Rooms: -
Property Type: House (Res)

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

2 Monastery Close, Wantirna South Vic 3152

Indicative selling price

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

Range between \$1,150,000 & \$1,265,000

Median sale price

Median price \$988,500

House X

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 6 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
5 Boyle Cl WANTIRNA SOUTH 3152	\$1,265,000	25/03/2017
73 Wakley Cr WANTIRNA SOUTH 3152	\$1,178,000	25/03/2017
6 Billabong Ct WANTIRNA SOUTH 3152	\$1,150,000	09/04/2017