

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

13 Mockridge Street, Wantirna South Vic 3152

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,010,000 House ☒ 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	13 Fonteyn Dr WANTIRNA SOUTH 3152	\$960,100	24/09/2017
2	16 Cornelius Dr WANTIRNA SOUTH 3152	\$930,000	09/05/2017
3	3 Geordy CI WANTIRNA SOUTH 3152	\$920,000	20/05/2017

OR

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.~~

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Indicative Selling Price
\$900,000 - \$990,000
Median House Price
June quarter 2017: \$1,010,000



Rooms:
Property Type:
Agent Comments

Comparable Properties



13 Fonteyn Dr WANTIRNA SOUTH 3152 (REI) Agent Comments

 3  1  3

Price: \$960,100
Method: Auction Sale
Date: 24/09/2017
Rooms: 4
Property Type: House (Res)



16 Cornelius Dr WANTIRNA SOUTH 3152 (REI) Agent Comments

 4  2  2

Price: \$930,000
Method: Private Sale
Date: 09/05/2017
Rooms: 5
Property Type: House
Land Size: 690 sqm approx



3 Geordy CI WANTIRNA SOUTH 3152 (REI) Agent Comments

 3  2  2

Price: \$920,000
Method: Auction Sale
Date: 20/05/2017
Rooms: 5
Property Type: House (Res)
Land Size: 733 sqm approx