

Daniel Cripps 98014777 0418 517 480 dcripps@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	е
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Address	13 Mockridge Street, Wantirna South Vic 3152
Including suburb and	
postcode	

Indicative selling price

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

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

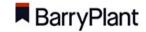
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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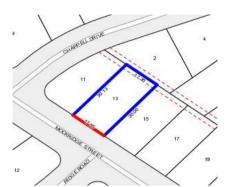


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Indicative Selling Price \$900,000 - \$990,000 **Median House Price** June quarter 2017: \$1,010,000





Comparable Properties



13 Fonteyn Dr WANTIRNA SOUTH 3152 (REI)

Method: Auction Sale Date: 24/09/2017

Property Type: House (Res)

Price: \$960,100 Rooms: 4



16 Cornelius Dr WANTIRNA SOUTH 3152 (REI) Agent Comments



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)

Price: \$920,000 Method: Auction Sale Date: 20/05/2017 Rooms: 5

Property Type: House (Res) Land Size: 733 sqm approx

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Agent Comments

Agent Comments

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