

Daniel Cripps 9801 4777 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
Property	offered	for	sa	е

Address Including suburb and postcode	32 Monastery Close, Wantirna South Vic 3152

Indicative selling price

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

Range between	\$975,000	&	\$1,030,000
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Median sale price

Median price	\$1,046,500	Hou	ise X	Unit		Subur	b Wantirna South
Period - From	01/04/2017	to	31/03/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	53 Ponsford Av WANTIRNA SOUTH 3152	\$1,000,000	17/02/2018
2	12 Bemboka Ct WANTIRNA SOUTH 3152	\$980,000	02/12/2017
3	5 Hunt Ct WANTIRNA SOUTH 3152	\$980,000	17/03/2018

OR

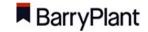
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant





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Indicative Selling Price \$975,000 - \$1,030,000 **Median House Price** Year ending March 2018: \$1,046,500





Rooms:

Property Type: House (Res) Land Size: 560 sqm approx

Agent Comments

Comparable Properties



53 Ponsford Av WANTIRNA SOUTH 3152 (REI) Agent Comments

Price: \$1,000,000 Method: Auction Sale Date: 17/02/2018

Rooms: 5

Property Type: House (Res) Land Size: 674 sqm approx



12 Bemboka Ct WANTIRNA SOUTH 3152 (REI) Agent Comments

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Price: \$980,000 Method: Auction Sale Date: 02/12/2017 Rooms: 8

Property Type: House (Res) Land Size: 691 sqm approx



5 Hunt Ct WANTIRNA SOUTH 3152 (REI)

Price: \$980,000 Method: Auction Sale Date: 17/03/2018

Rooms: -

Property Type: House (Res) Land Size: 650 sqm approx

Agent Comments

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