

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

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

Median sale price

Median price \$1,046,500 House X Unit Suburb 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.

Address 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.

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Indicative Selling Price

\$975,000 - \$1,030,000

Median House Price

Year ending March 2018: \$1,046,500



 4  2  2

Rooms:

Property Type: House (Res)

Land Size: 560 sqm approx

Agent Comments

Comparable Properties



53 Ponsford Av WANTIRNA SOUTH 3152 (REI) Agent Comments

 4  2  2

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

 4  3  2

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)

Agent Comments

 3  2  2

Price: \$980,000

Method: Auction Sale

Date: 17/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 650 sqm approx