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Indicative Selling Price
\$900,000 - \$990,000
Median House Price
March quarter 2017: \$910,000



 3  2  2

Rooms:
Property Type: House
Land Size: 636 sqm
Agent Comments

Comparable Properties



10 Old Orchard Dr WANTIRNA SOUTH 3152 (REI) **Agent Comments**

 3  2  8

Price: \$990,000
Method: Auction Sale
Date: 03/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 714 sqm

43 Cavendish Av WANTIRNA 3152 (REI) **Agent Comments**

 3  2  2

Price: \$980,000
Method: Sold Before Auction
Date: 16/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 780 sqm



11 Renou Rd WANTIRNA SOUTH 3152 (REI) **Agent Comments**

 3  2  2

Price: \$950,000
Method: Auction Sale
Date: 08/03/2017
Rooms: 4
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

4 Traydal Close, Wantirna 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 \$910,000

House

X

Suburb

Wantirna

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
10 Old Orchard Dr WANTIRNA SOUTH 3152	\$990,000	03/05/2017
43 Cavendish Av WANTIRNA 3152	\$980,000	16/03/2017
11 Renou Rd WANTIRNA SOUTH 3152	\$950,000	08/03/2017