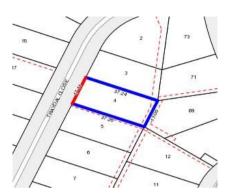


Brett Smith Janelle Gu Brett 0430 168 788 Janelle 0432 800 031 brettsmith@barryplant.com.au

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



3 2 2 2 Rooms:

Property Type: House Land Size: 636 sqm Agent Comments

Comparable Properties



10 Old Orchard Dr WANTIRNA SOUTH 3152

(REI)

-3

— 2

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Price: \$990,000 Method: Auction Sale Date: 03/05/2017

Rooms: -

Property Type: House (Res) **Land Size:** 714 sqm

Agent Comments

43 Cavendish Av WANTIRNA 3152 (REI)

=3



Agent Comments

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)

EI) Agent Comments









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

Property Type: House (Res)

Account - Barry Plant





Harcourts

Generated: 15/06/2017 15:03



Brett Smith Janelle Gu Brett 0430 168 788 Janelle 0432 800 031 brettsmith@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	4 Traydal Close, Wantirna Vic 3152
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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 \$	910,000	Н	ouse X	Su	ıburb	Wantirna
Period - From 0	1/01/2017	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

Account - Barry Plant Generated: 15/06/2017 15:03



