

Brendan Murphy 9801 4777 0439 388 866 bmurphy@barryplant.com.au

Indicative Selling Price \$950,000 - \$1,045,000 **Median House Price** March quarter 2017: \$988,500





Rooms:

Property Type: House Land Size: 656 sqm approx

Agent Comments

Comparable Properties



1 Townview Av WANTIRNA SOUTH 3152 (REI)

Price: \$1,035,000 Method: Private Sale Date: 09/05/2017 Rooms: 6

Property Type: House

Agent Comments



3 Downshire CI WANTIRNA SOUTH 3152 (REI) Agent Comments





Price: \$1,005,000 Method: Auction Sale Date: 19/04/2017 Rooms: -

Property Type: House (Res)



1 Appleberry CI KNOXFIELD 3180 (REI)





Price: \$990.000

Method: Sold Before Auction

Date: 09/06/2017 Rooms: 6

Property Type: House (Res)

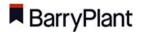
Agent Comments

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	61 Cornelius Drive, 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	\$950,000	&	\$1,045,000

Median sale price

Median price \$98	88,500 H	ouse	Х	Su	burb	Wantirna South	
Period - From 01/0	01/2017 to	31/03/20)17	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
1 Townview Av WANTIRNA SOUTH 3152	\$1,035,000	09/05/2017
3 Downshire CI WANTIRNA SOUTH 3152	\$1,005,000	19/04/2017
1 Appleberry CI KNOXFIELD 3180	\$990,000	09/06/2017

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