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Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

March quarter 2017: \$988,500



 4  2  1

Rooms:

Property Type: House

Land Size: 656 sqm approx

Agent Comments

Comparable Properties



1 Townview Av WANTIRNA SOUTH 3152 (REI) **Agent Comments**

 4  2  2

Price: \$1,035,000

Method: Private Sale

Date: 09/05/2017

Rooms: 6

Property Type: House



3 Downshire CI WANTIRNA SOUTH 3152 (REI) **Agent Comments**

 4  2  2

Price: \$1,005,000

Method: Auction Sale

Date: 19/04/2017

Rooms: -

Property Type: House (Res)



1 Appleberry CI KNOXFIELD 3180 (REI)

Agent Comments

 4  2  2

Price: \$990,000

Method: Sold Before Auction

Date: 09/06/2017

Rooms: 6

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

61 Cornelius Drive, Wantirna South Vic 3152

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 \$988,500

House X

Suburb Wantirna South

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
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