

# 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

10 Seaforth Road, Wantirna South Vic 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$840,000 & \$920,000

### Median sale price

Median price \$978,000 Property Type House Suburb Wantirna South

Period - From 01/07/2018 to 30/06/2019 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	8 Carisbrooke Ct WANTIRNA 3152	\$890,500	01/06/2019
2	13a Coolibah Cr BAYSWATER 3153	\$868,500	06/07/2019
3	36 Greenock Cr WANTIRNA 3152	\$863,000	27/07/2019

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.~~

This Statement of Information was prepared on:

15/10/2019 16:52



**Property Type:**

Agent Comments

## Comparable Properties



**8 Carisbrooke Ct WANTIRNA 3152 (REI/VG)**

Agent Comments



**Price:** \$890,500

**Method:** Auction Sale

**Date:** 01/06/2019

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 720 sqm approx



**13a Coolibah Cr BAYSWATER 3153 (REI/VG)**

Agent Comments



**Price:** \$868,500

**Method:** Auction Sale

**Date:** 06/07/2019

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 364 sqm approx



**36 Greenock Cr WANTIRNA 3152 (REI)**

Agent Comments



**Price:** \$863,000

**Method:** Auction Sale

**Date:** 27/07/2019

**Rooms:** 5

**Property Type:** House (Res)