

Daniel Cripps 98014777 0418 517 480 dcripps@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	8 Amberley Court, Wantirna Vic 3152
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,050,000	&	\$1,155,000
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Median sale price

Median price	\$956,750	Hou	se X	Unit		Suburb	Wantirna
Period - From	01/04/2017	to	30/06/2017		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.

Add	dress of comparable property	Price	Date of sale
1	7 Aminya Ct WANTIRNA 3152	\$1,109,000	26/07/2017
2	7 Blue Hills CI WANTIRNA 3152	\$1,040,000	26/07/2017
3	32 Bambara St WANTIRNA 3152	\$1,020,000	20/05/2017

OR

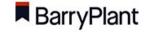
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant



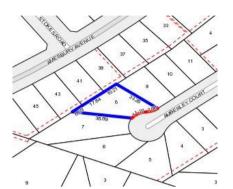


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Indicative Selling Price \$1,050,000 - \$1,155,000 **Median House Price** June quarter 2017: \$956,750





Comparable Properties



7 Aminya Ct WANTIRNA 3152 (REI)

Price: \$1,109,000 Method: Auction Sale Date: 26/07/2017

Rooms: -

Property Type: House (Res) Land Size: 823 sqm approx

Agent Comments



7 Blue Hills CI WANTIRNA 3152 (REI)

Price: \$1,040,000 Method: Auction Sale Date: 26/07/2017

Rooms: -

Property Type: House (Res) Land Size: 753 sqm approx

Agent Comments



32 Bambara St WANTIRNA 3152 (REI)

Price: \$1,020,000 Method: Auction Sale Date: 20/05/2017

Rooms: -

Property Type: House (Res) Land Size: 750 sqm approx

Agent Comments

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