

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

8 Amberley Court, Wantirna Vic 3152

Indicative selling price

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

Range between \$1,050,000 & \$1,155,000

Median sale price

Median price \$956,750 House 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.

	Address 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.~~

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

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



Rooms:
Property Type:
Agent Comments

Comparable Properties



7 Aminya Ct WANTIRNA 3152 (REI)

Agent Comments

 4  2  2

Price: \$1,109,000
Method: Auction Sale
Date: 26/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 823 sqm approx



7 Blue Hills Ct WANTIRNA 3152 (REI)

Agent Comments

 4  3  2

Price: \$1,040,000
Method: Auction Sale
Date: 26/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 753 sqm approx



32 Bambara St WANTIRNA 3152 (REI)

Agent Comments

 4  2  2

Price: \$1,020,000
Method: Auction Sale
Date: 20/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 750 sqm approx