

Janelle Gu Brett Smith Brett 0430 168 788 Janelle 0432 800 031 brettsmith@barryplant.com.au

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Propert</b>	y offered	for sale
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Address	117 Jenola Parade, 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	\$1,200,000	&	\$1,320,000

#### Median sale price

Median price	\$1,045,000	Hou	ise X	Unit		Sı	uburb	Wantirna South
Period - From	01/01/2017	to	31/12/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	15 Mara CI WANTIRNA SOUTH 3152	\$1,330,000	26/08/2017
2	12 Armagh Cr WANTIRNA SOUTH 3152	\$1,323,000	26/08/2017
3	17 Crestdale Rd WANTIRNA 3152	\$1,321,000	16/12/2017

#### OR

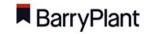
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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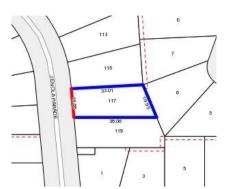


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Indicative Selling Price \$1,200,000 - \$1,320,000 Median House Price Year ending December 2017: \$1,045,000



# Rooms:

**Property Type:** House (Res) **Land Size:** 635 sqm approx

**Agent Comments** 

### Comparable Properties



15 Mara CI WANTIRNA SOUTH 3152 (REI)

4

2 4

**Price:** \$1,330,000 **Method:** Auction Sale **Date:** 26/08/2017 **Rooms:** 6

**Property Type:** House (Res) **Land Size:** 717 sqm approx

**Agent Comments** 



12 Armagh Cr WANTIRNA SOUTH 3152 (REI)

4 4

**A** 

**Price:** \$1,323,000 **Method:** Auction Sale **Date:** 26/08/2017

Rooms: 6

Property Type: House (Res)

**Agent Comments** 

17 Crestdale Rd WANTIRNA 3152 (REI)

3

**i** 

**Price:** \$1,321,000 **Method:** Auction Sale **Date:** 16/12/2017

Rooms: -

Property Type: House (Res) Land Size: 1077 sqm approx **Agent Comments** 

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