



**Rooms:**

**Property Type:** House

**Land Size:** 758 sqm approx

**Agent Comments**

Bright open interiors and private outdoor settings create the ideal family environment in this charming single level home. Positioned amid the beautiful natural surrounds of Blind Creek and Llewellyn Park, it's also moments from shops and quality schools.

**Indicative Selling Price**

\$840,000 - \$920,000

**Median House Price**

Year ending March 2017: \$950,000

## Comparable Properties



**42 Fewster Dr WANTIRNA SOUTH 3152 (REI)**

**Agent Comments**



**Price:** \$855,000

**Method:** Auction Sale

**Date:** 18/03/2017

**Rooms:** 6

**Property Type:** House (Res)



**7 Reita Av WANTIRNA SOUTH 3152 (REI)**

**Agent Comments**



**Price:** \$875,000

**Method:** Auction Sale

**Date:** 22/02/2017

**Rooms:** 5

**Property Type:** House (Res)



**3 Geordy CI WANTIRNA SOUTH 3152 (REI)**

**Agent Comments**



**Price:** \$920,000

**Method:** Auction Sale

**Date:** 20/05/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 733 sqm approx

## 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

31 Blind Creek Lane, 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 \$950,000

House X

Suburb Wantirna South

Period - From 01/04/2016 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 |
|-----------------------------------|-----------|--------------|
| 42 Fewster Dr WANTIRNA SOUTH 3152 | \$855,000 | 18/03/2017   |
| 7 Reita Av WANTIRNA SOUTH 3152    | \$875,000 | 22/02/2017   |
| 3 Geordy CI WANTIRNA SOUTH 3152   | \$920,000 | 20/05/2017   |