

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 Cornelius Drive, Wantirna South Vic 3152

Indicative selling price

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

Range between \$995,000 & \$1,094,500

Median sale price

Median price \$1,069,000 House X Unit Suburb Wantirna South

Period - From 01/07/2017 to 30/09/2017 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	136 Wallace Rd WANTIRNA SOUTH 3152	\$1,060,000	24/08/2017
2	1 Riverpark Dr WANTIRNA SOUTH 3152	\$1,055,000	08/07/2017
3	42 Argyle Way WANTIRNA SOUTH 3152	\$1,045,000	15/07/2017

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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Indicative Selling Price

\$995,000 - \$1,094,500

Median House Price

September quarter 2017: \$1,069,000



 5  3 

Rooms:

Property Type: House

Agent Comments

Comparable Properties



136 Wallace Rd WANTIRNA SOUTH 3152 (REI) **Agent Comments**

 4  3  2

Price: \$1,060,000

Method: Sold Before Auction

Date: 24/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 629 sqm approx



1 Riverpark Dr WANTIRNA SOUTH 3152 (REI) **Agent Comments**

 4  2  2

Price: \$1,055,000

Method: Auction Sale

Date: 08/07/2017

Rooms: 5

Property Type: House (Res)

Land Size: 652 sqm approx



42 Argyle Way WANTIRNA SOUTH 3152 (REI) **Agent Comments**

 4  2  2

Price: \$1,045,000

Method: Auction Sale

Date: 15/07/2017

Rooms: 10

Property Type: House (Res)

Land Size: 728 sqm approx