

Michael Hill 8720 6333 0422 633 302

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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

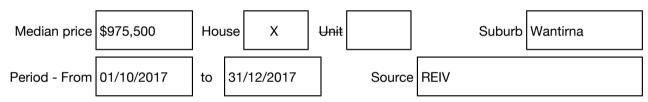
18 Georgian Gardens, Wantirna Vic 3152

Indicative selling price

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

| Range between | \$800,000 | & | \$880,000 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price



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 | 14 Corinella Sq WANTIRNA 3152 | \$852,000 | 18/11/2017 |
| 2 | 78 Kidderminster Dr WANTIRNA 3152 | \$830,000 | 24/08/2017 |
| 3 | 15 Chequers CI WANTIRNA 3152 | \$812,000 | 09/12/2017 |

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.

Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





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Rooms: Property Type: House Land Size: 560 sqm approx Agent Comments Indicative Selling Price \$800,000 - \$880,000 Median House Price December quarter 2017: \$975,500

Comparable Properties



14 Corinella Sq WANTIRNA 3152 (REI)



Price: \$852,000 Method: Auction Sale Date: 18/11/2017 Rooms: 5 Property Type: House (Res) Land Size: 536 sqm approx

78 Kidderminster Dr WANTIRNA 3152 (REI)

Agent Comments

Agent Comments



Price: \$830,000 Method: Sold Before Auction Date: 24/08/2017 Rooms: -Property Type: House (Res) Land Size: 549 sqm approx



15 Chequers CI WANTIRNA 3152 (REI)



Price: \$812,000 Method: Auction Sale Date: 09/12/2017 Rooms: 5 Property Type: House (Res) Land Size: 560 sqm approx Agent Comments

Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955

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REIV 🗧 🗧 propertydata

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