

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

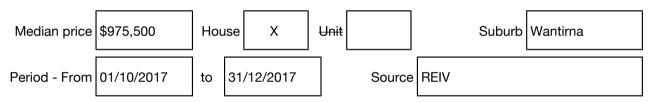
18 Georgian Gardens, Wantirna Vic 3152

#### 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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