

## 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](http://consumer.vic.gov.au/underquoting)

Range between \$800,000

&amp;

\$880,000

## Median sale price

Median price \$975,500

House

X

Unit

Suburb Wantirna

Period - From 01/10/2017

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.

|   | 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.

 3  2  2

**Rooms:**

**Property Type:** House

**Land Size:** 560 sqm approx

Agent Comments

## Comparable Properties



**14 Corinella Sq WANTIRNA 3152 (REI)**

Agent Comments

 3  2  1

**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

 3  2  1

**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)**

Agent Comments

 3  2  2

**Price:** \$812,000

**Method:** Auction Sale

**Date:** 09/12/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 560 sqm approx