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	126 Wallace Road, Wantirna South Vic 3152

Indicative selling price

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

Range between	$1,050,000	&	$1,155,000

Median sale price

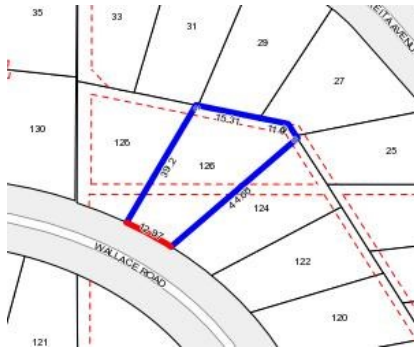| Median price	$1,010,000	House	X	Unit		Suburb	Wantirna South
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

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	10 Ormiston Cl WANTIRNA 3152	$1,068,000	23/08/2017
2	136 Wallace Rd WANTIRNA SOUTH 3152	$1,060,000	24/08/2017
3	1 Riverpark Dr WANTIRNA SOUTH 3152	$1,055,000	08/07/2017

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.~~

Account - Barry Plant

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Rooms:
Property Type:

Agent Comments

Indicative Selling Price
$1,050,000 - $1,155,000
Median House Price
June quarter 2017: $1,010,000

Comparable Properties

10 Ormiston Cl WANTIRNA 3152 (REI)

🛏 4   🛁 2   🚗 2

Price: $1,068,000
Method: Auction Sale
Date: 23/08/2017
Rooms: 7
Property Type: House (Res)
Land Size: 924 sqm approx

Agent Comments

136 Wallace Rd WANTIRNA SOUTH 3152 (REI)

🛏 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

Agent Comments

1 Riverpark Dr WANTIRNA SOUTH 3152 (REI)

🛏 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

Agent Comments