

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 13 Sylphide Way, Wantirna South

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$1,040,000 House X Suburb Wantirna South
Period - From 01/10/2017 to 30/09/2018 Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

Comparable property sales

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. 38 Argyle Way WANTIRNA SOUTH 3152	\$808,000	09/10/2018
2. 39 Fonteyn Dr WANTIRNA SOUTH 3152	\$858,888	10/11/2018
3. 42 Sylphide Way WANTIRNA SOUTH 3152	\$775,000	28/11/2018

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 8 January 2019.