

## 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

22 Newstead Way, Wantirna South 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 \$1,100,000 & \$1,150,000

#### Median sale price

Median price \$1,069,000 House X Unit Suburb Wantirna South

Period - From 01/07/2017 to 30/09/2017 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	61 Cornelius Dr WANTIRNA SOUTH 3152	\$1,150,000	12/08/2017
2	111 Wallace Rd WANTIRNA SOUTH 3152	\$1,110,000	13/08/2017
3	7 Aminya Ct WANTIRNA 3152	\$1,109,000	26/07/2017

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.

Brett Smith Janelle Gu  
Brett 0430 168 788  
Janelle 0432 800 031  
brettsmith@barryplant.com.au

**Indicative Selling Price**

\$1,100,000 - \$1,150,000

**Median House Price**

September quarter 2017: \$1,069,000



 4  2  2

**Rooms:**

**Property Type:** House

**Land Size:** 767 sqm approx

Agent Comments

## Comparable Properties



**61 Cornelius Dr WANTIRNA SOUTH 3152 (REI)** Agent Comments

 4  2  1

**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 12/08/2017

**Rooms:** 6

**Property Type:** House (Res)



**111 Wallace Rd WANTIRNA SOUTH 3152 (REI)** Agent Comments

 4  2  2

**Price:** \$1,110,000

**Method:** Auction Sale

**Date:** 13/08/2017

**Rooms:** -

**Property Type:** House (Res)



**7 Aminya Ct WANTIRNA 3152 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,109,000

**Method:** Auction Sale

**Date:** 26/07/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 823 sqm approx