

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

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	22 Newstead Way, Wantirna South Vic 3152
Including suburb and	
postcode	

Indicative selling price

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

Range between \$	51,100,000	&	\$1,150,000
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Median sale price

Median price	\$1,069,000	Hou	ise 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

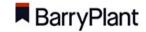
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant





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Indicative Selling Price \$1,100,000 - \$1,150,000 **Median House Price** September quarter 2017: \$1,069,000



Rooms:

Property Type: House Land Size: 767 sqm approx

Agent Comments

Comparable Properties



61 Cornelius Dr WANTIRNA SOUTH 3152 (REI) Agent Comments

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



Price: \$1,110,000 Method: Auction Sale Date: 13/08/2017

Rooms: -

Property Type: House (Res)



7 Aminya Ct WANTIRNA 3152 (REI)

Price: \$1,109,000 Method: Auction Sale Date: 26/07/2017

Property Type: House (Res) Land Size: 823 sqm approx

Agent Comments

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