

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	12 Armagh Crescent, Wantirna South Vic 3152
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Indicative selling price

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

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

Median price	\$977,550	House	X	Unit		Suburb	Wantirna South
Period - From	01/07/2016	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	37 Jessica CI WANTIRNA SOUTH 3152	\$1,081,000	06/06/2017
2	10 Clerehan Ct WANTIRNA SOUTH 3152	\$1,080,000	20/05/2017
3	86 Mowbray Dr WANTIRNA SOUTH 3152	\$1,069,000	15/07/2017

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.~~



 3  2  2

Rooms:

Property Type: House (Res)

Land Size: 551 sqm approx

Agent Comments

Indicative Selling Price

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

Median House Price

Year ending June 2017: \$977,550

Comparable Properties



37 Jessica CI WANTIRNA SOUTH 3152 (REI)

Agent Comments

 4  2  2

Price: \$1,081,000

Method: Private Sale

Date: 06/06/2017

Rooms: 6

Property Type: House



10 Clerehan Ct WANTIRNA SOUTH 3152 (REI)

Agent Comments

 4  3  2

Price: \$1,080,000

Method: Auction Sale

Date: 20/05/2017

Rooms: 7

Property Type: House (Res)



86 Mowbray Dr WANTIRNA SOUTH 3152 (REI)

Agent Comments

 4  2  2

Price: \$1,069,000

Method: Auction Sale

Date: 15/07/2017

Rooms: -

Property Type: House

Land Size: 702 sqm approx