

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Proper | ty offere | d for sal | е |
|--------|-----------|-----------|---|
|--------|-----------|-----------|---|

| Address | 2 Prenton Court, Wantirna Vic 3152 |
|----------------------|------------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$900,000 | & | \$990,000 |
|---------------|-----------|---|-----------|
| | | | İ |

Median sale price

| Median price | \$956,750 | Hou | ise X | Unit | | Suburb | Wantirna |
|---------------|------------|-----|------------|------|--------|--------|----------|
| 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 11 Whitehaven St WANTIRNA 3152 \$965,500 26/08/2017 2 13 Tabilk Ct WANTIRNA 3152 \$955,000 29/07/2017 3 16 Chesterfield Ct WANTIRNA 3152 \$951,000 26/08/2017

OR

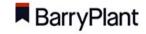
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Rooms:

Property Type: House Land Size: 708 sqm approx

Agent Comments

Indicative Selling Price \$900,000 - \$990,000 **Median House Price** June quarter 2017: \$956,750

Comparable Properties



11 Whitehaven St WANTIRNA 3152 (REI)



Price: \$965,500 Method: Private Sale

Date: 26/08/2017 Rooms: 6

Property Type: House (Res) Land Size: 750 sqm approx

Agent Comments



13 Tabilk Ct WANTIRNA 3152 (REI)





Agent Comments







Price: \$955,000

Method: Sold Before Auction

Date: 29/07/2017 Rooms: 6

Property Type: House (Res) Land Size: 737 sqm approx

16 Chesterfield Ct WANTIRNA 3152 (REI)







Price: \$951,000 Method: Auction Sale Date: 26/08/2017 Rooms: 5

Property Type: House (Res) Land Size: 704 sqm approx

Agent Comments



Account - Barry Plant



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