

## 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

2 Prenton Court, Wantirna 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 \$900,000 & \$990,000

#### Median sale price

Median price \$956,750 House 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.~~



 4  2  1

**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)**

Agent Comments

 4  2  2

**Price:** \$965,500  
**Method:** Private Sale  
**Date:** 26/08/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 750 sqm approx



**13 Tabilk Ct WANTIRNA 3152 (REI)**

Agent Comments

 4  2  2

**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)**

Agent Comments

 4  2  2

**Price:** \$951,000  
**Method:** Auction Sale  
**Date:** 26/08/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 704 sqm approx