

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	2 Talwood Close, 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	\$1,150,000	&	\$1,260,000

Median sale price

Median price	\$1,010,000	Hou	ise X	Unit		Suburb	Wantirna South
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

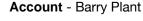
Comparable property sales (*Delete A or B below as applicable)

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 4 Quixley Gr WANTIRNA 3152 \$1,250,000 22/04/2017 2 10 Cuthbert Ct WANTIRNA SOUTH 3152 \$1,200,000 12/08/2017 3 6 Billabong Ct WANTIRNA SOUTH 3152 \$1,150,000 09/04/2017

OR

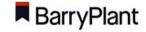
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Rooms:

Property Type: House **Land Size:** 784 sqm approx

Agent Comments

Indicative Selling Price \$1,150,000 - \$1,260,000 Median House Price June quarter 2017: \$1,010,000

Comparable Properties

4 Quixley Gr WANTIRNA 3152 (REI)

– 5 **–** 3 **–**

Price: \$1,250,000 **Method:** Auction Sale **Date:** 22/04/2017

Rooms: -

Property Type: House (Res) **Land Size:** 791 sqm approx

Agent Comments



10 Cuthbert Ct WANTIRNA SOUTH 3152 (REI)

4 🖢 2 🛱 3

Price: \$1,200,000 **Method:** Auction Sale **Date:** 12/08/2017 **Rooms:** -

Property Type: House (Res) Land Size: 760 sqm approx

ANTIRNA SOUTH 3152 (REI) Agent Comments



6 Billabong Ct WANTIRNA SOUTH 3152 (REI)

1 4 **1** 2 6 6 6

Price: \$1,150,000 **Method:** Auction Sale **Date:** 09/04/2017 **Rooms:** -

Property Type: House (Res)

Agent Comments

Account - Barry Plant





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