

## 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 Talwood Close, Wantirna South Vic 3152
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$1,150,000	&	\$1,260,000
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#### Median sale price

Median price	\$1,010,000	House	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.~~



 5    2    2

**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)**

Agent Comments

 5    3    2

**Price:** \$1,250,000

**Method:** Auction Sale

**Date:** 22/04/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 791 sqm approx



**10 Cuthbert Ct WANTIRNA SOUTH 3152 (REI)**

Agent Comments

 4    2    3

**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 12/08/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 760 sqm approx



**6 Billabong Ct WANTIRNA SOUTH 3152 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 09/04/2017

**Rooms:** -

**Property Type:** House (Res)