

Statement of Information



Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property Offered for sale

Address
Including suburb and
locality and postcode

8/315 Wantirna Road, Wantirna

Indicative selling price

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

Range Between

\$675,000

&

\$740,000

Median Sale Price

Median price

\$735,000

Unit

X

Suburb
or locality

Wantirna

Period - From

21/05/2018

to

21/05/2018

Source

Other

Comparable property sales

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. 15/315 Wantirna Road, Wantirna | \$735,000 | 09/02/2018 |
| 2. 2/5 Hadlow Drive, Wantirna | \$785,000 | 26/05/2018 |
| 3. 25 Remington Place, Wantirna | \$725,000 | 20/03/2018 |

Disclaimer: Every care has been taken in the preparation of the attached information, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Prepared on 24 July 2018

Statement of Information



Sections 47AF of the Estate Agents Act 1980



8/315 Wantirna Road, Wantirna

3 2 1

Indicative selling price: \$675,000 - \$740,000

Bed Bath Car

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

Wantirna

Median House Price:
Period From: 21/05/2018
Source: Other

Median Unit Price: \$735,000
Period to: 21/05/2018

Comparable Sales

| Address | Type | Bed | Bath | Car | Sold Price | Sold Date | Area |
|--------------------------------|------|-----|------|-----|------------|------------|-------|
| 15/315 Wantirna Road, Wantirna | Unit | 3 | 2 | 1 | \$735,000 | 09/02/2018 | 242m2 |
| 2/5 Hadlow Drive, Wantirna | Unit | 3 | 2 | 2 | \$785,000 | 26/05/2018 | 304m2 |
| 25 Remington Place, Wantirna | Unit | 3 | 2 | 2 | \$725,000 | 20/03/2018 | 216m2 |

Disclaimer: Every care has been taken in the preparation of the attached information in accordance with Section 47AF of the Estate Agents Act 1980, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Prepared on 24 July 2018

Agent Details

Laura Finlayson
0414920533

laura@krpeters.com.au