

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

# Property Offerred for sale

Address Including suburb and locality and postcode

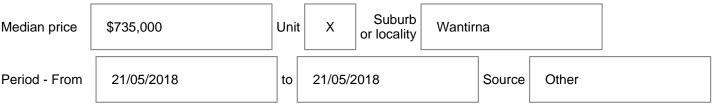
8/315 Wantirna Road, Wantirna

#### Indicative selling price

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

Range Between	\$675,000	&	\$740,000
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## Median Sale Price



#### **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.

# 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 For the meaning of this price see consumer.vic.gov.au/underquoting	Bed	Bath	Car

## Wantirna

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

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

# **Comparable Sales**

Address	Туре	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

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Prepared on 24 July 2018