

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

15 Maurice Court, Wantirna South Vic 3152

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$1,030,000 Property Type House Suburb Wantirna South

Period - From 15/06/2019 to 14/06/2020 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.

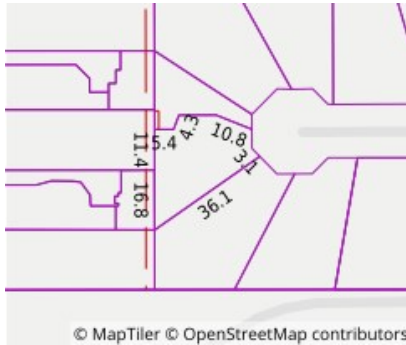
	Address of comparable property	Price	Date of sale
1	1/13 Bent Ct WANTIRNA SOUTH 3152	\$803,500	21/03/2020
2	63 Amesbury Av WANTIRNA 3152	\$775,000	02/05/2020
3	2 Carisbrooke Ct WANTIRNA 3152	\$760,100	13/02/2020

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.~~

This Statement of Information was prepared on:

15/06/2020 18:17



Property Type: House (Previously Occupied - Detached)
Land Size: 587 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median House Price
15/06/2019 - 14/06/2020: \$1,030,000

Comparable Properties



1/13 Bent Ct WANTIRNA SOUTH 3152 (REI)

Agent Comments



Price: \$803,500
Method: Sold Before Auction
Date: 21/03/2020
Rooms: 5
Property Type: House
Land Size: 400 sqm approx



63 Amesbury Av WANTIRNA 3152 (REI)

Agent Comments



Price: \$775,000
Method: Auction Sale
Date: 02/05/2020
Rooms: 4
Property Type: House (Res)



2 Carisbrooke Ct WANTIRNA 3152 (REI/VG)

Agent Comments



Price: \$760,100
Method: Sold Before Auction
Date: 13/02/2020
Property Type: House
Land Size: 534 sqm approx