

Adam Sorrell (03) 9801 4777 0438 769 921 asorrell@barryplant.com.au

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property of	offered	for	sale
-------------	---------	-----	------

#### Indicative selling price

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

Range between	\$900,000	&	\$990,000
J	. ,		·

#### Median sale price

Median price	\$956,750	Hou	ise X	Unit		Suburb	Wantirna
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 1 103 Barmah Dr WANTIRNA 3152 \$916,000 11/06/2017

2	33 Dunbarton Dr WANTIRNA 3152	\$908,000	29/07/2017
3	4 Alvaston Av WANTIRNA 3152	\$901,000	24/05/2017

OR

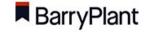
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant



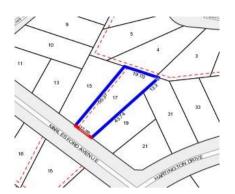


Generated: 21/08/2017 13:46



Adam Sorrell (03) 9801 4777 0438 769 921 asorrell@barryplant.com.au

**Indicative Selling Price** \$900,000 - \$990,000 **Median House Price** June quarter 2017: \$956,750





### Comparable Properties



103 Barmah Dr WANTIRNA 3152 (REI)

Price: \$916,000 Method: Auction Sale Date: 11/06/2017

Rooms: -

Property Type: House (Res)

**Agent Comments** 



33 Dunbarton Dr WANTIRNA 3152 (REI)



Price: \$908,000 Method: Auction Sale Date: 29/07/2017

Rooms: 5

Property Type: House (Res) Land Size: 815 sqm approx

Agent Comments



4 Alvaston Av WANTIRNA 3152 (REI)

Price: \$901,000 Method: Auction Sale Date: 24/05/2017

Rooms: -

Property Type: House (Res) Land Size: 625 sqm approx

Agent Comments

Account - Barry Plant





Generated: 21/08/2017 13:46