

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	17 Marlesford Avenue, Wantirna Vic 3152
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Indicative selling price

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

Range between	\$900,000	&	\$990,000
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Median sale price

Median price	\$956,750	House	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.~~

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



Rooms:
Property Type:
Agent Comments

Comparable Properties



103 Barmah Dr WANTIRNA 3152 (REI)

Agent Comments

 4  2  2

Price: \$916,000
Method: Auction Sale
Date: 11/06/2017
Rooms: -
Property Type: House (Res)



33 Dunbarton Dr WANTIRNA 3152 (REI)

Agent Comments

 4  2  1

Price: \$908,000
Method: Auction Sale
Date: 29/07/2017
Rooms: 5
Property Type: House (Res)
Land Size: 815 sqm approx



4 Alvaston Av WANTIRNA 3152 (REI)

Agent Comments

 4  2  3

Price: \$901,000
Method: Auction Sale
Date: 24/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 625 sqm approx