

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	13 Bells Court, Wantirna South Vic 3152
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Indicative selling price

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

Range between	\$980,000	&	\$1,078,000
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Median sale price

Median price	\$1,069,000	House	X	Unit		Suburb	Wantirna South
Period - From	01/07/2017	to	30/09/2017	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	58 Somes St WANTIRNA SOUTH 3152	\$1,200,000	24/05/2017
2	86 Mowbray Dr WANTIRNA SOUTH 3152	\$1,069,000	15/07/2017
3	24 Flora Gr WANTIRNA SOUTH 3152	\$1,068,000	13/09/2017

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.~~



Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$980,000 - \$1,078,000
Median House Price
September quarter 2017: \$1,069,000

Comparable Properties



58 Somes St WANTIRNA SOUTH 3152 (REI)

Agent Comments



Price: \$1,200,000
Method: Auction Sale
Date: 24/05/2017
Rooms: -
Property Type: House (Res)



86 Mowbray Dr WANTIRNA SOUTH 3152 (REI)

Agent Comments



Price: \$1,069,000
Method: Auction Sale
Date: 15/07/2017
Rooms: -
Property Type: House
Land Size: 702 sqm approx



24 Flora Gr WANTIRNA SOUTH 3152 (REI)

Agent Comments



Price: \$1,068,000
Method: Private Sale
Date: 13/09/2017
Rooms: -
Property Type: House (Res)