

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	13 Bells Court, Wantirna South Vic 3152
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$980,000	&	\$1,078,000

Median sale price

Median price	\$1,069,000	Hou	ise 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.

Account - Barry Plant





Generated: 15/11/2017 11:27







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)

-- 4

Price: \$1,200,000 Method: Auction Sale Date: 24/05/2017

Rooms: -

Property Type: House (Res)

Agent Comments



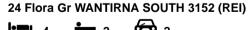
86 Mowbray Dr WANTIRNA SOUTH 3152 (REI) Agent Comments



Price: \$1,069,000 Method: Auction Sale Date: 15/07/2017

Rooms: -

Property Type: House Land Size: 702 sqm approx





Price: \$1,068,000 Method: Private Sale Date: 13/09/2017

Rooms: -

Property Type: House (Res)

Agent Comments

Account - Barry Plant





Generated: 15/11/2017 11:27