

## 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<br>Including suburb and<br>postcode | 34 Fewster Drive, Wantirna South Vic 3152 |
|---------------------------------------------|-------------------------------------------|

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

|               |           |   |           |
|---------------|-----------|---|-----------|
| Range between | \$900,000 | & | \$990,000 |
|---------------|-----------|---|-----------|

#### Median sale price

|               |            |       |            |        |      |        |                |
|---------------|------------|-------|------------|--------|------|--------|----------------|
| Median price  | \$977,550  | House | X          | Unit   |      | Suburb | Wantirna South |
| Period - From | 01/07/2016 | to    | 30/06/2017 | Source | REIV |        |                |

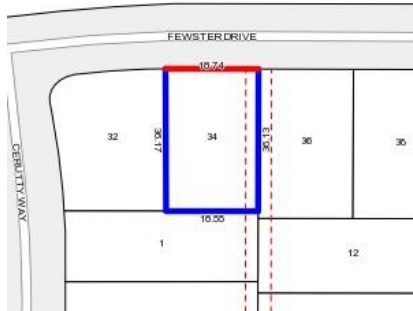
#### Comparable property sales (\*Delete A or B below as applicable)

**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 | 17 Argyle Way WANTIRNA SOUTH 3152 | \$981,000 | 26/07/2017   |
| 2 | 85 Fraser Cr WANTIRNA SOUTH 3152  | \$950,000 | 07/06/2017   |
| 3 | 3 Geordy CI WANTIRNA SOUTH 3152   | \$920,000 | 20/05/2017   |

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.~~



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median House Price**  
Year ending June 2017: \$977,550

## Comparable Properties



**17 Argyle Way WANTIRNA SOUTH 3152 (REI)** **Agent Comments**



**Price:** \$981,000  
**Method:** Auction Sale  
**Date:** 26/07/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 668 sqm approx



**85 Fraser Cr WANTIRNA SOUTH 3152 (REI)** **Agent Comments**



**Price:** \$950,000  
**Method:** Auction Sale  
**Date:** 07/06/2017  
**Rooms:** -  
**Property Type:** House (Res)



**3 Geordy CI WANTIRNA SOUTH 3152 (REI)** **Agent Comments**



**Price:** \$920,000  
**Method:** Auction Sale  
**Date:** 20/05/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 733 sqm approx