

# 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

418 Mountain Highway, Wantirna 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

\$700,000

&

\$750,000

### Median sale price

Median price

\$833,000

Property Type

House

Suburb

Wantirna

Period - From

01/07/2020

to

30/09/2020

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 | 35 Jeanette St BAYSWATER 3153  | \$750,000 | 20/08/2020   |
| 2 | 36 Yarran Gr BAYSWATER 3153    | \$717,990 | 27/07/2020   |
| 3 | 420 Mountain Hwy WANTIRNA 3152 | \$715,000 | 03/07/2020   |

**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.~~

This Statement of Information was prepared on:

02/11/2020 10:05

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**Indicative Selling Price**

\$700,000 - \$750,000

**Median House Price**

September quarter 2020: \$833,000



3 2 2

**Property Type:** House

**Land Size:** 737 sqm approx

Agent Comments

## Comparable Properties



**35 Jeanette St BAYSWATER 3153 (VG)**

Agent Comments

3 - -

**Price:** \$750,000

**Method:** Sale

**Date:** 20/08/2020

**Property Type:** House (Res)

**Land Size:** 725 sqm approx



**36 Yarran Gr BAYSWATER 3153 (REI)**

Agent Comments

3 1 4

**Price:** \$717,990

**Method:** Sold Before Auction

**Date:** 27/07/2020

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 750 sqm approx



**420 Mountain Hwy WANTIRNA 3152 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$715,000

**Method:** Private Sale

**Date:** 03/07/2020

**Rooms:** 5

**Property Type:** House

**Land Size:** 728 sqm approx