

Dean Allsop 0428 339 364 dallsop@barryplant.com.au

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sal	е
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Address	35 Harmsworth Avenue, Wantirna Vic 3152
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$780,000	&	\$850,000

#### Median sale price

Median price	\$893,000	Hou	se X	Unit		Suburb	Wantirna
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	78 Kidderminster Dr WANTIRNA 3152	\$830,000	24/08/2017
2	11 Linsley Way WANTIRNA 3152	\$820,000	24/05/2017
3	8 Prenton Ct WANTIRNA 3152	\$820,000	09/05/2017

OR

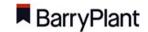
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant





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**Indicative Selling Price** \$780,000 - \$850,000 **Median House Price** Year ending June 2017: \$893,000



Property Type: House Land Size: 725 sqm approx

**Agent Comments** 

# Comparable Properties

78 Kidderminster Dr WANTIRNA 3152 (REI)

**=**3



Price: \$830,000

Method: Sold Before Auction

Date: 24/08/2017

Rooms: -

Property Type: House (Res) Land Size: 549 sqm approx

11 Linsley Way WANTIRNA 3152 (REI)







Price: \$820,000

Method: Sold Before Auction

Date: 24/05/2017 Rooms: 3

Property Type: House (Res)

8 Prenton Ct WANTIRNA 3152 (REI)

**=** 3





Price: \$820,000

Method: Sold Before Auction

Date: 09/05/2017

Rooms: -

Property Type: House (Res)

Agent Comments

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