

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	35 Harmsworth Avenue, Wantirna Vic 3152
---	---

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	House	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.~~



 3  2  2

Rooms:
Property Type: House
Land Size: 725 sqm approx
Agent Comments

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

Comparable Properties

78 Kidderminster Dr WANTIRNA 3152 (REI)

Agent Comments

 3  2  1

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)

Agent Comments

 2  1  2

Price: \$820,000
Method: Sold Before Auction
Date: 24/05/2017
Rooms: 3
Property Type: House (Res)

8 Prenton Ct WANTIRNA 3152 (REI)

Agent Comments

 3  2  2

Price: \$820,000
Method: Sold Before Auction
Date: 09/05/2017
Rooms: -
Property Type: House (Res)