

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 15 Cascades Way 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) (\*Delete single price or range as applicable)

Single price \$ or range between \$650,000 & \$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$504,000 \*House \*Unit X Suburb Wantirna South

Period - From 01/08/17 to 30/07/18 Source CoreLogic

### 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. 25 Bloom Avenue Wantirna South    | \$700,000 | 24/08/2018   |
| 2. 69 Bloom Avenue Wantirna South    | \$720,000 | 24/05/2018   |
| 3. 2/88 Fonteyn Drive Wantirna South | \$715,000 | 23/06/2018   |

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.~~

Property data source: CoreLogic. Generated on 27<sup>th</sup> August 2018