

Rooms: Property Type: House Land Size: 602 sqm Agent Comments Brett Smith Janelle Gu Brett 0430 168 788 Janelle 0432 800 031 brettsmith@barryplant.com.au

Indicative Selling Price \$800,000 - \$880,000 Median House Price March quarter 2017: \$910,000

### **Comparable Properties**



11 Napier CI WANTIRNA 3152 (REI)

24 Alderford Dr WANTIRNA 3152 (REI)

2

Price: \$880,000 Method: Private Sale Date: 21/04/2017 Rooms: -Property Type: House Agent Comments



Price: \$860,000 Method: Auction Sale Date: 18/03/2017 Rooms: 4 Property Type: House (Res)

3

8 Prenton Ct WANTIRNA 3152 (REI)

🛏 3 🗰 2 🏟 2

Agent Comments

Agent Comments

Price: \$820,000 Method: Sold Before Auction Date: 09/05/2017 Rooms: -

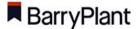
Property Type: House (Res)

Account - Barry Plant

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#### 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 95 Harold Street, Wantirna Vic 3152 Including suburb and postcode

#### Indicative selling price

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

Range betweer	\$800,000		&	\$880,000			
Median sale price							
Median price	\$910,000	House	Х	Sub	urb Wantirna		
Period - From	01/01/2017	to 31/0	3/2017	Source	REIV		

#### **Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
11 Napier CI WANTIRNA 3152	\$880,000	21/04/2017
24 Alderford Dr WANTIRNA 3152	\$860,000	18/03/2017
8 Prenton Ct WANTIRNA 3152	\$820,000	09/05/2017

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