

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

63 Arbroath Road, Wantirna South Vic 3152

Indicative selling price

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

Range between \$890,000 & \$979,000

Median sale price

Median price \$1,045,000 House ☒ Unit ☐ Suburb Wantirna South

Period - From 01/01/2017 to 31/12/2017 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	6 Allanfield Cr WANTIRNA SOUTH 3152	\$966,000	26/11/2017
2	11 Bentley St WANTIRNA 3152	\$963,000	24/02/2018
3	27 Tate Av WANTIRNA SOUTH 3152	\$900,500	17/03/2018

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.

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Indicative Selling Price
\$890,000 - \$979,000
Median House Price
Year ending December 2017: \$1,045,000



Rooms:
Property Type:
Agent Comments

Comparable Properties



6 Allanfield Cr WANTIRNA SOUTH 3152 (REI) **Agent Comments**



Price: \$966,000
Method: Auction Sale
Date: 26/11/2017
Rooms: -
Property Type: House (Res)



11 Bentley St WANTIRNA 3152 (REI) **Agent Comments**



Price: \$963,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: House (Res)



27 Tate Av WANTIRNA SOUTH 3152 (REI) **Agent Comments**



Price: \$900,500
Method: Auction Sale
Date: 17/03/2018
Rooms: -
Property Type: House
Land Size: 720 sqm approx