

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



34 SYLPHIDE WAY, WANTIRNA SOUTH,

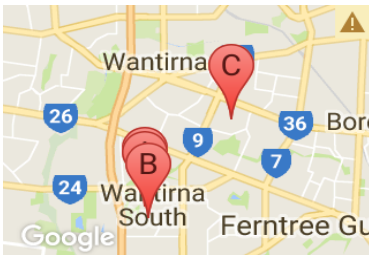
3 2 2

Indicative Selling Price

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

Price Range: \$820,000 to \$902,000

MEDIAN SALE PRICE



WANTIRNA SOUTH, VIC, 3152

Suburb Median Sale Price (House)

\$901,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



42 SYLPHIDE WAY, WANTIRNA SOUTH, VIC

3 1 2

Sale Price

\$868,000

Sale Date: 12/05/2017

Distance from Property: 105m



15 HELPMANN ST, WANTIRNA SOUTH, VIC

3 2 2

Sale Price

\$875,000

Sale Date: 26/03/2017

Distance from Property: 464m



2 MINGANA RD, WANTIRNA SOUTH, VIC 3152

3 1 3

Sale Price

\$828,000

Sale Date: 18/03/2017

Distance from Property: 3.3km



This report has been compiled on 07/09/2017 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

34 SYLPHIDE WAY, WANTIRNA SOUTH, VIC 3152

Indicative selling price

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

Price Range: \$820,000 to \$902,000

Median sale price

Median price\$901,000

HouseX

Unit

SuburbWANTIRNA SOUTH

Period01 July 2016 to 30 June 2017

Sourcepricefinder

Comparable property sales

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
42 SYLPHIDE WAY, WANTIRNA SOUTH, VIC 3152	\$868,000	12/05/2017
15 HELPMANN ST, WANTIRNA SOUTH, VIC 3152	\$875,000	26/03/2017
2 MINGANA RD, WANTIRNA SOUTH, VIC 3152	\$828,000	18/03/2017