

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

14 Corinella Square, Wantirna Vic 3152

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$975,000

House

X

Unit

Suburb Wantirna

Period - From 01/07/2017

to

30/09/2017

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	8 Darwin Rd BORONIA 3155	\$775,000	08/07/2017
2	44 Matlock Rd BORONIA 3155	\$720,000	25/05/2017
3	105 Kanooka Rd BORONIA 3155	\$710,000	17/06/2017

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.~~

Daniel Cripps
98014777
0418 517 480
dcripps@barryplant.com.au

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

September quarter 2017: \$975,000



 3  2  1

Rooms:

Property Type: House (Res)

Land Size: 535.77 sqm approx

Agent Comments

Comparable Properties



8 Darwin Rd BORONIA 3155 (REI)

Agent Comments

 3  1  2

Price: \$775,000

Method: Auction Sale

Date: 08/07/2017

Rooms: 4

Property Type: House (Res)

Land Size: 720 sqm approx



44 Matlock Rd BORONIA 3155 (REI)

Agent Comments

 3  1  1

Price: \$720,000

Method: Private Sale

Date: 25/05/2017

Rooms: -

Property Type: House (Res)



105 Kanooka Rd BORONIA 3155 (REI)

Agent Comments

 3  1  4

Price: \$710,000

Method: Auction Sale

Date: 17/06/2017

Rooms: 4

Property Type: House (Res)