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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 of	offered	for	sale
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Address	52 Somerset Street, Wantirna South Vic 3152
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$790,000	&	\$869,000

Median sale price

Median price	\$1,069,000	Hou	ise X	Unit		Suburb	Wantirna South
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	16 Allanfield Cr WANTIRNA SOUTH 3152	\$855,000	22/07/2017
2	13 Yorkminster Av WANTIRNA 3152	\$815,500	20/05/2017
3	4 Monaro CI WANTIRNA SOUTH 3152	\$790,000	09/09/2017

OR

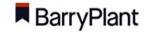
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$790,000 - \$869,000 Median House Price September quarter 2017: \$1,069,000



|--| 3 **|--|** 1 **|--|** 2

Rooms:

Property Type: House **Land Size:** 786 sqm approx

Agent Comments

Comparable Properties



16 Allanfield Cr WANTIRNA SOUTH 3152 (REI) Agent Comments

• . A

Price: \$855,000 Method: Auction Sale Date: 22/07/2017 Rooms: 4

Property Type: House (Res)

Land Size: 730 sqm approx



13 Yorkminster Av WANTIRNA 3152 (REI)

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Price: \$815,500 Method: Auction Sale Date: 20/05/2017

Rooms: 4

Property Type: House (Res) Land Size: 635 sqm approx



4 Monaro CI WANTIRNA SOUTH 3152 (REI)

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Price: \$790,000 Method: Auction Sale Date: 09/09/2017 Rooms: 5

Property Type: House (Res) **Land Size:** 749 sqm approx

Agent Comments

Agent Comments

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