

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

52 Somerset Street, Wantirna South Vic 3152

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 House 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.~~

Brett Smith Janelle Gu
Brett 0430 168 788
Janelle 0432 800 031
brettsmith@barryplant.com.au

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

 3  1  2

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)

Agent Comments

 3  1  1

Price: \$815,500

Method: Auction Sale

Date: 20/05/2017

Rooms: 4

Property Type: House (Res)

Land Size: 635 sqm approx



4 Monaro Ct WANTIRNA SOUTH 3152 (REI)

Agent Comments

 3  1  1

Price: \$790,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 5

Property Type: House (Res)

Land Size: 749 sqm approx