

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

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	26 Fonteyn Drive, 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	\$850,000	&	\$900,000
· ·	-		

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 1 Millgrove St SCORESBY 3179 \$890,000 26/08/2017 2 5 Barry Ct SCORESBY 3179 \$883,000 04/06/2017 3 6 Sheppard Dr SCORESBY 3179 \$856,000 27/05/2017

OR

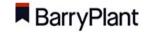
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant





Generated: 24/10/2017 11:47





Indicative Selling Price \$850,000 - \$900,000 **Median House Price** September quarter 2017: \$1,069,000



Rooms:

Property Type: House Land Size: 771 sqm approx

Agent Comments

Comparable Properties



1 Millgrove St SCORESBY 3179 (REI)

Price: \$890,000 Method: Auction Sale Date: 26/08/2017 Rooms: 4

Property Type: House (Res) Land Size: 724 sqm approx

Agent Comments



5 Barry Ct SCORESBY 3179 (REI)

3

Price: \$883.000 Method: Auction Sale Date: 04/06/2017

Rooms: -

Property Type: House (Res) Land Size: 899 sqm approx

Agent Comments



6 Sheppard Dr SCORESBY 3179 (REI)

Price: \$856,000 Method: Auction Sale Date: 27/05/2017 Rooms: 4

Property Type: House (Res) Land Size: 741 sqm approx

Agent Comments

Account - Barry Plant





Generated: 24/10/2017 11:47