

## 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

26 Fonteyn Drive, Wantirna South Vic 3152

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$850,000

&

\$900,000

#### 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	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.~~

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

**Indicative Selling Price**

\$850,000 - \$900,000

**Median House Price**

September quarter 2017: \$1,069,000



 3  1  1

**Rooms:**

**Property Type:** House

**Land Size:** 771 sqm approx

Agent Comments

## Comparable Properties



**1 Millgrove St SCORESBY 3179 (REI)**

Agent Comments

 3  1  2

**Price:** \$890,000

**Method:** Auction Sale

**Date:** 26/08/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 724 sqm approx



**5 Barry Ct SCORESBY 3179 (REI)**

Agent Comments

 3  1  2

**Price:** \$883,000

**Method:** Auction Sale

**Date:** 04/06/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 899 sqm approx



**6 Sheppard Dr SCORESBY 3179 (REI)**

Agent Comments

 3  1  1

**Price:** \$856,000

**Method:** Auction Sale

**Date:** 27/05/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 741 sqm approx