



 3  2 

Rooms:
Property Type: House
Land Size: 630 sqm approx
Agent Comments

Indicative Selling Price
\$960,000 - \$1,056,000
Median House Price
June quarter 2017: \$1,010,000

Comparable Properties



3 Fewster Dr WANTIRNA SOUTH 3152 (REI) Agent Comments

 3  2  1

Price: \$990,000
Method: Auction Sale
Date: 03/06/2017
Rooms: 5
Property Type: House (Res)
Land Size: 705 sqm approx



10 Old Orchard Dr WANTIRNA SOUTH 3152 (REI) Agent Comments

 3  2  8

Price: \$990,000
Method: Auction Sale
Date: 03/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 714 sqm approx



11 Renou Rd WANTIRNA SOUTH 3152 (REI) Agent Comments

 3  2  2

Price: \$950,000
Method: Auction Sale
Date: 08/03/2017
Rooms: 4
Property Type: House (Res)

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 5 Avoca Way, Wantirna South Vic 3152

Indicative selling price

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

Range between \$960,000 & \$1,056,000

Median sale price

Median price \$1,010,000

House X

Suburb Wantirna South

Period - From 01/04/2017 to 30/06/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3 Fewster Dr WANTIRNA SOUTH 3152	\$990,000	03/06/2017
10 Old Orchard Dr WANTIRNA SOUTH 3152	\$990,000	03/05/2017
11 Renou Rd WANTIRNA SOUTH 3152	\$950,000	08/03/2017