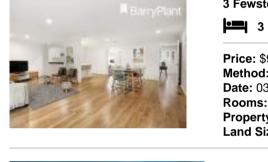


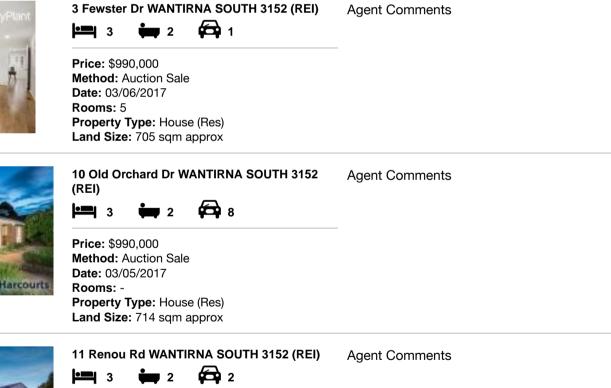




Rooms: Property Type: House Land Size: 630 sqm approx Agent Comments Indicative Selling Price \$960,000 - \$1,056,000 Median House Price June quarter 2017: \$1,010,000

## **Comparable Properties**







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

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REIV Spropertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

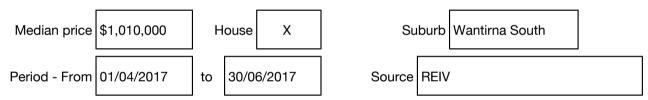
Address Including suburb and postcode

#### Indicative selling price

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

Range between \$960,000 &

#### Median sale price



\$1.056.000

#### **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

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