

### 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

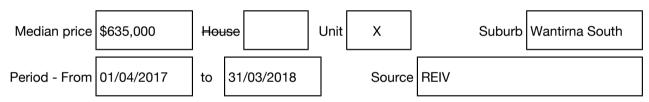
3/4 Leo Close, Wantirna South Vic 3152

#### Indicative selling price

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

Range between	\$580,000	&	\$638,000	

#### Median sale price



#### 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	8/47 Kathryn Rd KNOXFIELD 3180	\$620,000	04/06/2018
2	2/24 Manuka Dr FERNTREE GULLY 3156	\$605,000	11/04/2018
3	2/24 David St KNOXFIELD 3180	\$582,000	02/03/2018

#### 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.

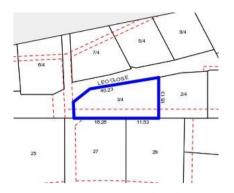
#### Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955

propertydata

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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.







Rooms: 4 Property Type: Unit Land Size: 436 sqm approx Agent Comments Indicative Selling Price \$580,000 - \$638,000 Median Unit Price Year ending March 2018: \$635,000

## **Comparable Properties**



8/47 Kathryn Rd KNOXFIELD 3180 (REI)



Price: \$620,000 Method: Private Sale Date: 04/06/2018 Rooms: 3 Property Type: Unit Agent Comments



2/24 Manuka Dr FERNTREE GULLY 3156 (REI) Agent Comments



Price: \$605,000 Method: Sold After Auction Date: 11/04/2018 Rooms: 3 Property Type: Townhouse (Res) Land Size: 168 sqm approx



2/24 David St KNOXFIELD 3180 (REI)



Agent Comments

Price: \$582,000 Method: Private Sale Date: 02/03/2018 Rooms: 3 Property Type: House Land Size: 159 sqm approx

Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955

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