

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

19 Piccadilly Avenue, Wantirna South Vic 3152

Indicative selling price

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

Range between \$980,000 & \$1,078,000

Median sale price

Median price \$1,010,000 House X Unit Suburb Wantirna South

Period - From 01/04/2017 to 30/06/2017 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 Riverpark Dr WANTIRNA SOUTH 3152	\$1,055,000	08/07/2017
2	7 Blue Hills Cl WANTIRNA 3152	\$1,040,000	26/07/2017
3	6 Deauville Ct WANTIRNA 3152	\$1,000,000	24/06/2017

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.~~

Brendan Murphy

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Indicative Selling Price

\$980,000 - \$1,078,000

Median House Price

June quarter 2017: \$1,010,000



 4  2  1

Rooms:

Property Type: House (Res)

Land Size: 742 sqm approx

[Agent Comments](#)

Comparable Properties



1 Riverpark Dr WANTIRNA SOUTH 3152 (REI) [Agent Comments](#)

 4  2  2

Price: \$1,055,000

Method: Auction Sale

Date: 08/07/2017

Rooms: 5

Property Type: House (Res)

Land Size: 652 sqm approx



7 Blue Hills CI WANTIRNA 3152 (REI) [Agent Comments](#)

 4  3  2

Price: \$1,040,000

Method: Auction Sale

Date: 26/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 753 sqm approx



6 Deauville Ct WANTIRNA 3152 (REI) [Agent Comments](#)

 4  2  1

Price: \$1,000,000

Method: Sold Before Auction

Date: 24/06/2017

Rooms: 6

Property Type: House (Res)

Land Size: 722 sqm approx