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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	е
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$980,000	&	\$1,078,000
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Median sale price

Median price	\$1,010,000	Hou	ise 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.

Ad	dress of comparable property	Price	Date of sale
1	1 Riverpark Dr WANTIRNA SOUTH 3152	\$1,055,000	08/07/2017
2	7 Blue Hills CI WANTIRNA 3152	\$1,040,000	26/07/2017
3	6 Deauville Ct WANTIRNA 3152	\$1,000,000	24/06/2017

OR

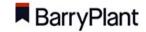
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$980,000 - \$1,078,000 **Median House Price** June guarter 2017: \$1,010,000





Rooms:

Property Type: House (Res) Land Size: 742 sqm approx

Agent Comments

Comparable Properties



1 Riverpark Dr WANTIRNA SOUTH 3152 (REI)

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)



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)





Price: \$1,000,000

Method: Sold Before Auction

Date: 24/06/2017 Rooms: 6

Property Type: House (Res) Land Size: 722 sqm approx

Agent Comments

Agent Comments

Agent Comments

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