

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 9 Noel Court, Wantirna South Vic 3152

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,050,000 House X Unit Suburb Wantirna South

Period - From 01/07/2017 to 30/06/2018 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	33 Monastery CI WANTIRNA SOUTH 3152	\$1,250,000	19/05/2018
2	12 Bells Ct WANTIRNA SOUTH 3152	\$1,145,000	20/03/2018
3	2 Haygarth Ct WANTIRNA SOUTH 3152	\$1,098,000	20/05/2018

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.



Rooms:
Property Type: House
Land Size: 603 sqm approx

Agent Comments

Located at the end of a private and quiet cul de sac with its own park and playground. Modern and spacious floor plan. Close to Waverley Christian College, St Jude's Primary. Near the Knox School, EastLink Freeway and Westfield Shopping Centre.

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending June 2018: \$1,050,000

Comparable Properties



33 Monastery CI WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments



Price: \$1,250,000
Method: Auction Sale
Date: 19/05/2018
Rooms: 7
Property Type: House (Res)
Land Size: 525 sqm approx



12 Bells Ct WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments



Price: \$1,145,000
Method: Private Sale
Date: 20/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 15596 sqm approx



2 Haygarth Ct WANTIRNA SOUTH 3152 (REI)

Agent Comments



Price: \$1,098,000
Method: Auction Sale
Date: 20/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 724 sqm approx