

## 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

117 Jenola Parade, Wantirna South Vic 3152

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,200,000

&

\$1,320,000

#### Median sale price

Median price

\$1,045,000

House

X

Unit

Suburb

Wantirna South

Period - From

01/01/2017

to

31/12/2017

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	15 Mara CI WANTIRNA SOUTH 3152	\$1,330,000	26/08/2017
2	12 Armagh Cr WANTIRNA SOUTH 3152	\$1,323,000	26/08/2017
3	17 Crestdale Rd WANTIRNA 3152	\$1,321,000	16/12/2017

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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 Brett 0430 168 788  
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**Indicative Selling Price**

\$1,200,000 - \$1,320,000

**Median House Price**

Year ending December 2017: \$1,045,000



 6    3    3

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 635 sqm approx

Agent Comments

## Comparable Properties



**15 Mara CI WANTIRNA SOUTH 3152 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,330,000

**Method:** Auction Sale

**Date:** 26/08/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 717 sqm approx



**12 Armagh Cr WANTIRNA SOUTH 3152 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,323,000

**Method:** Auction Sale

**Date:** 26/08/2017

**Rooms:** 6

**Property Type:** House (Res)

**17 Crestdale Rd WANTIRNA 3152 (REI)**

Agent Comments

 3    1    1

**Price:** \$1,321,000

**Method:** Auction Sale

**Date:** 16/12/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1077 sqm approx