

Janelle Gu Brett Smith Brett 0430 168 788 Janelle 0432 800 031 brettsmith@barryplant.com.au

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

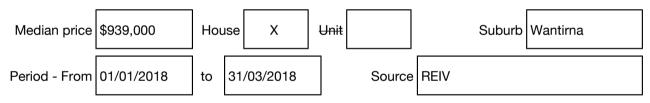
1 Casey Court, Wantirna Vic 3152

Indicative selling price

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

Single price \$760,000

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 sixmonths 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 | | |
| 2 | | |
| 3 | | |

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 - Barry Plant

propertydata

Generated: 17/05/2018 09:28

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. 1 Casey Court, Wantirna Vic 3152







Rooms: Property Type: House Agent Comments Janelle Gu Brett Smith Brett 0430 168 788 Janelle 0432 800 031 brettsmith@barryplant.com.au

Indicative Selling Price \$760,000 Median House Price March quarter 2018: \$939,000

Comparable Properties



 11a St Davids Dr WANTIRNA 3152 (REI)
 Agent Comments

 Image: 1
 Image: 1

 Price: \$728,000
 Image: 1

 Method: Private Sale
 Date: 14/03/2018

 Rooms: Image: 1

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.

Property Type: Unit

Account - Barry Plant



Generated: 17/05/2018 09:28

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.