

Daniel Cripps 9801 4777 0418 517 480 dcripps@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

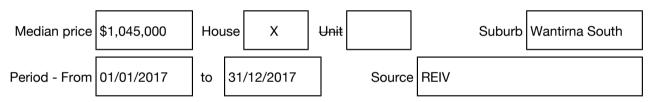
7 Don Court, Wantirna South Vic 3152

Indicative selling price

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

 Range between
 \$1,000,000
 &
 \$1,100,000

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 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	4 Warwick CI WANTIRNA 3152	\$1,085,000	25/11/2017
2	17 Deanswood CI WANTIRNA SOUTH 3152	\$1,065,500	16/12/2017
3	20 Mingana Rd WANTIRNA SOUTH 3152	\$1,060,000	13/09/2017

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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propertydata

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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. 7 Don Court, Wantirna South Vic 3152



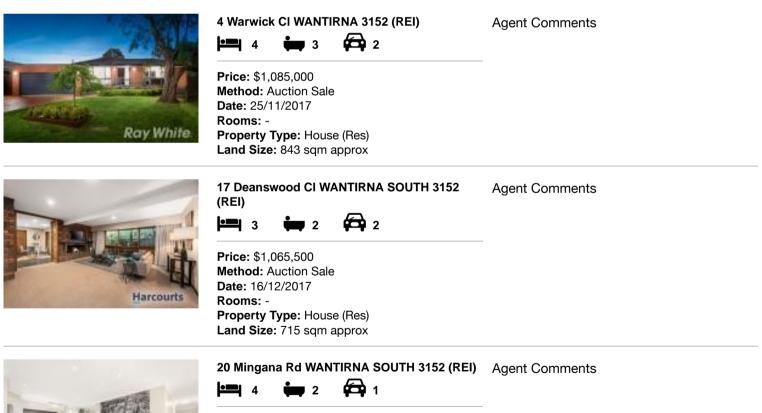




Rooms: Property Type: Agent Comments Daniel Cripps 9801 4777 0418 517 480 dcripps@barryplant.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price Year ending December 2017: \$1,045,000

Comparable Properties





Price: \$1,060,000 Method: Sold Before Auction Date: 13/09/2017 Rooms: 5 Property Type: House (Res)

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