

## 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](http://consumer.vic.gov.au/underquoting)

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

#### Median sale price

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



**Rooms:**  
**Property Type:**  
**Agent Comments**

## Comparable Properties



**4 Warwick CI WANTIRNA 3152 (REI)**

**Agent Comments**



**Price:** \$1,085,000  
**Method:** Auction Sale  
**Date:** 25/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 843 sqm approx



**17 Deanswood CI WANTIRNA SOUTH 3152 (REI)**

**Agent Comments**



**Price:** \$1,065,500  
**Method:** Auction Sale  
**Date:** 16/12/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 715 sqm approx



**20 Mingana Rd WANTIRNA SOUTH 3152 (REI)**

**Agent Comments**



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