



Statement of Information

Sections 47AF of the Estate Agents Act 1980

1, 2 & 3/12 Bent Court, WANTIRNA SOUTH 3152

House



4 beds



3 baths



2 parking

Artist Impression 319

Indicative selling price

Unit 1	Range \$950,000 - \$1,045,000
Unit 2	Range \$840,000 - \$924,000
Unit 3	Range \$780,000 - \$848,000

Suburb unit median sale price

Median **House** for **WANTIRNA SOUTH** for period **Apr 2018 - Jun 2018**
Sourced from **REIV**.

\$730,000

Comparable property sales

These are the three units 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 the most comparable to the property for sale.

Unit 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

Unit 2

12/61 Cathies Lane,
Wantirna South 3152 Price **\$890,000** Sold 30 July 2018

11/61 Cathies Lane,
Wantirna South 3152 Price **\$920,000** Sold 21 March 2018

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

Ray White Wantirna

229 Stud Road,
Wantirna VIC 3152

Contact agents



Vivian Li
Ray White

0 426 566 688
vivian.li@raywhite.com



Unit 3

1/13 Hadlow Drive,
Wantirna 3152

Price **\$850,000** Sold 20
April 2018

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

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

