

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

2-3/151 Stud Road, Wantirna South, VIC 3152

INDICATIVE SELLING PRICE

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

Range Between \$720,000 & \$780,000

MEDIAN SALE PRICE

Median price \$501,000 | House | Wantirna South (3152)

Period - From 19 March 2017 to 19 March 2018 | Source - www.realestate.com.au

COMPARABLE PROPERTY SALES

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
9/91 JENOLA PARADE, WANTIRNA SOUTH VIC 3152	\$800,000	27/02/2018
32/440 STUD ROAD, WANTIRNA SOUTH VIC 3152	\$541,000	27/10/2018
6 BLOOM AVENUE, WANTIRNA SOUTH VIC 3152	\$590,000	21/10/2018

Please contact us for further information regarding this document or visit consumer.vic.gov.au/underquoting

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