### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

	54 Viewmont Street, Wantirna South Vic 3152
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$900,000 &	. :	\$990,000
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#### Median sale price

Median price	\$962,500	Pro	perty Type	House		Suburb	Wantirna South
Period - From	01/10/2018	to	30/09/2019		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

Add	dress of comparable property	Price	Date of sale
1	8 Viewmont St WANTIRNA SOUTH 3152	\$1,146,000	15/06/2019
2	3 Parkedge Dr WANTIRNA SOUTH 3152	\$1,078,000	06/06/2019
3	16 Elphinstone Way WANTIRNA SOUTH 3152	\$1,030,000	15/06/2019

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/11/2019 13:59



# **McGrath**





Property Type: House (Res) **Agent Comments** 

**Indicative Selling Price** \$900,000 - \$990,000 **Median House Price** Year ending September 2019: \$962,500

# Comparable Properties



8 Viewmont St WANTIRNA SOUTH 3152

(REI/VG)

Price: \$1,146,000 Method: Auction Sale Date: 15/06/2019 Rooms: 7

Property Type: House (Res) Land Size: 350 sqm approx

**Agent Comments** 



3 Parkedge Dr WANTIRNA SOUTH 3152

(REI/VG)



Price: \$1,078,000 Method: Private Sale Date: 06/06/2019 Rooms: 7

Property Type: House Land Size: 349 sqm approx **Agent Comments** 

**Agent Comments** 



16 Elphinstone Way WANTIRNA SOUTH 3152

(REI/VG)



Price: \$1,030,000 Method: Auction Sale Date: 15/06/2019 Rooms: 5

Property Type: House (Res) Land Size: 301 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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.