

# 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 54 Viewmont Street, 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 \$900,000 & \$990,000

### Median sale price

Median price \$962,500 Property 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	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 comparable properties 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



4   2   2

**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)

Agent Comments

4   3   2

**Price:** \$1,146,000

**Method:** Auction Sale

**Date:** 15/06/2019

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 350 sqm approx



**3 Parkedge Dr WANTIRNA SOUTH 3152**  
(REI/VG)

Agent Comments

4   3   2

**Price:** \$1,078,000

**Method:** Private Sale

**Date:** 06/06/2019

**Rooms:** 7

**Property Type:** House

**Land Size:** 349 sqm approx



**16 Elphinstone Way WANTIRNA SOUTH 3152**  
(REI/VG)

Agent Comments

4   2   2

**Price:** \$1,030,000

**Method:** Auction Sale

**Date:** 15/06/2019

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 301 sqm approx