

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 KINGS COURT, WANTIRNA SOUTH, VIC  4  2  2

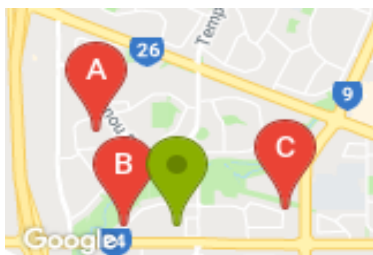
Indicative Selling Price

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

Price Range: \$900,000 to \$965,000

Provided by: Christine Yeoh, Leaders Real Estate Group

MEDIAN SALE PRICE



WANTIRNA SOUTH, VIC, 3152

Suburb Median Sale Price (House)

\$978,750

01 January 2018 to 31 December 2018

Provided by: 

COMPARABLE PROPERTIES

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.



22 TINARRA CRT, WANTIRNA SOUTH, VIC  4  2  2

Sale Price

\$980,000

Sale Date: 27/10/2018

Distance from Property: 860m



5 JENOLA PDE, WANTIRNA SOUTH, VIC 3152  4  2  2

Sale Price

\$940,000

Sale Date: 06/10/2018

Distance from Property: 347m



46 MENDORA CRES, WANTIRNA SOUTH, VIC  5  2  2

Sale Price

****\$900,000**

Sale Date: 20/12/2018

Distance from Property: 724m



This report has been compiled on 29/01/2019 by Leaders Real Estate Group. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

21 KINGS COURT, WANTIRNA SOUTH, VIC 3152

Indicative selling price

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

Price Range: \$900,000 to \$965,000

Median sale price

Median price

\$978,750

House

Unit

Suburb

WANTIRNA SOUTH

Period

01 January 2018 to 31 December 2018

Source



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

Address of comparable property	Price	Date of sale
22 TINARRA CRT, WANTIRNA SOUTH, VIC 3152	\$980,000	27/10/2018
5 JENOLA PDE, WANTIRNA SOUTH, VIC 3152	\$940,000	06/10/2018
46 MENDORA CRES, WANTIRNA SOUTH, VIC 3152	**\$900,000	20/12/2018