

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

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

**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	11 Artesian Av WANTIRNA SOUTH 3152	\$1,310,000	31/01/2019
2	70 Harcrest Blvd WANTIRNA SOUTH 3152	\$1,198,888	17/01/2019
3	137 Artesian Av WANTIRNA SOUTH 3152	\$982,000	21/11/2018

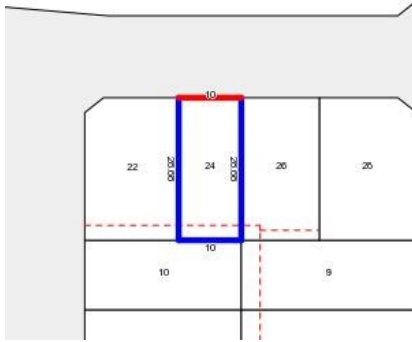
**OR**

**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.

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**Indicative Selling Price**  
 \$1,200,000

**Median House Price**  
 Year ending December 2018: \$1,033,000



**Rooms:**  
**Property Type:** Land  
**Land Size:** 287 sqm approx  
**Agent Comments**

## Comparable Properties



**11 Artesian Av WANTIRNA SOUTH 3152 (REI/VG)**

**Agent Comments**



**Price:** \$1,310,000  
**Method:** Private Sale  
**Date:** 31/01/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 443 sqm approx

**70 Harcrest Blvd WANTIRNA SOUTH 3152 (VG)**

**Agent Comments**



**Price:** \$1,198,888  
**Method:** Sale  
**Date:** 17/01/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 448 sqm approx



**137 Artesian Av WANTIRNA SOUTH 3152 (REI/VG)**

**Agent Comments**



**Price:** \$982,000  
**Method:** Private Sale  
**Date:** 21/11/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 350 sqm approx