

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 97 Barmah Drive West, Wantirna Vic 3152

Indicative selling price

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

Range between \$790,000 & \$840,000

Median sale price

Median price \$905,000 House X Unit Suburb Wantirna

Period - From 01/07/2018 to 30/09/2018 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	5 Badminton Ct WANTIRNA 3152	\$830,000	31/05/2018
2	11 Mannix Sq WANTIRNA 3152	\$820,000	23/07/2018
3	8 Courtney Sq WANTIRNA 3152	\$810,000	28/07/2018

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.

97 Barmah Drive West, Wantirna Vic 3152



4 1 2

Rooms:
Property Type: House
Land Size: 735 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$840,000
Median House Price
September quarter 2018: \$905,000

Comparable Properties



5 Badminton Ct WANTIRNA 3152 (REI/VG)

Agent Comments

3 1 1

Price: \$830,000
Method: Private Sale
Date: 31/05/2018
Rooms: -
Property Type: House
Land Size: 694 sqm approx



11 Mannix Sq WANTIRNA 3152 (REI/VG)

Agent Comments

3 2 2

Price: \$820,000
Method: Private Sale
Date: 23/07/2018
Rooms: -
Property Type: House
Land Size: 743 sqm approx



8 Courtney Sq WANTIRNA 3152 (REI/VG)

Agent Comments

3 2 2

Price: \$810,000
Method: Auction Sale
Date: 28/07/2018
Rooms: 4
Property Type: House (Res)
Land Size: 635 sqm approx