Janelle Gu Brett Smith
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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 | 25 Tanderra Crescent, Wantirna Vic 3152 |

## Indicative selling price

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

| | | | |
|---|---|---|---|
| Range between | $1,150,000 | & | $1,180,000 |

## Median sale price

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Median price | $975,500 | House | X | ~~Unit~~ | | Suburb | Wantirna |
| Period - From | 01/10/2017 | to | 31/12/2017 | 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 | 34 Matilda Av WANTIRNA SOUTH 3152 | $1,180,000 | 15/11/2017 |
| 2 | 7 Flamingo Dr WANTIRNA SOUTH 3152 | $1,161,000 | 17/03/2018 |
| 3 | 109 Alderford Dr WANTIRNA 3152 | $1,160,000 | 18/11/2017 |

**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.~~



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.

# 25 Tanderra Crescent, Wantirna Vic 3152

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4 2 2

**Rooms:**
**Property Type:** House (Res)
**Land Size:** 706 sqm approx

Agent Comments

**Indicative Selling Price**
$1,150,000 - $1,180,000
**Median House Price**
December quarter 2017: $975,500

## Comparable Properties



**34 Matilda Av WANTIRNA SOUTH 3152 (REI)**

4 2 2

**Price:** $1,180,000
**Method:** Auction Sale
**Date:** 15/11/2017
**Rooms:** -
**Property Type:** House (Res)
**Land Size:** 839 sqm approx

Agent Comments



**7 Flamingo Dr WANTIRNA SOUTH 3152 (REI)**

4 2 1

**Price:** $1,161,000
**Method:** Auction Sale
**Date:** 17/03/2018
**Rooms:** 5
**Property Type:** House (Res)
**Land Size:** 767 sqm approx

Agent Comments



**109 Alderford Dr WANTIRNA 3152 (REI)**

4 3 3

**Price:** $1,160,000
**Method:** Auction Sale
**Date:** 18/11/2017
**Rooms:** 7
**Property Type:** House (Res)
**Land Size:** 801 sqm approx

Agent Comments



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