STATEMENT OF INFORMATION
Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	Lot 522, 525 Stud Road, Wantirna South

Indicative selling price

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

Single price	$705,000		$*	&	$*

Median sale price

Median price	$988,500	*House	x	*		Suburb	Wantirna South
Period - From	1/1/17	to	31/03/17			Source	REIV propertydata.com.au

Comparable property sales

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. 4 Peak Crescent, Wantirna	$660,000	5/04/2017
2. 47 Peak Crescent, Wantirna	$690,000	20/12/2016
3. 29 Peak Crescent, Wantirna	$610,000	24/11/2016

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.

Property data source: REIV propertydata.com.au. Generated on 8th June 2017