Dean Allsop
0428 339 364
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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: 3/3 Garrisson Grove, Wantirna Vic 3152

Indicative selling price

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

Range between $750,000 & $825,000

Median sale price

Median price $680,000 ~~House~~ Unit X Suburb Wantirna

Period - From 01/07/2016 to 30/06/2017 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	3/1 Koomba Rd WANTIRNA 3152	$810,000	14/06/2017
2	1/295 Wantirna Rd WANTIRNA 3152	$785,000	08/05/2017
3	2/13 Shetland Dr WANTIRNA 3152	$770,000	24/06/2017

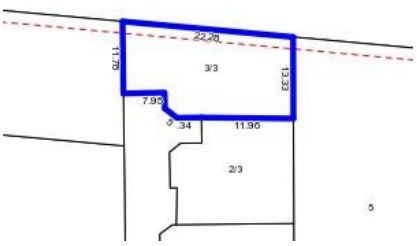
OR

~~**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.

3/3 Garrisson Grove, Wantirna Vic 3152

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3 2 2

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
$750,000 - $825,000
Median Unit Price
Year ending June 2017: $680,000

Comparable Properties



3/1 Koomba Rd WANTIRNA 3152 (REI)
3 2 3

Price: $810,000
Method: Auction Sale
Date: 14/06/2017
Rooms: -
Property Type: Townhouse (Res)

Agent Comments

1/295 Wantirna Rd WANTIRNA 3152 (REI)
3 2 2

Price: $785,000
Method: Private Sale
Date: 08/05/2017
Rooms: 7
Property Type: Townhouse (Res)

Agent Comments



2/13 Shetland Dr WANTIRNA 3152 (REI)
3 2 2

Price: $770,000
Method: Auction Sale
Date: 24/06/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 199 sqm approx

Agent Comments

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