Adam Sorrell
(03) 9801 4777
0438 769 921
asorrell@barryplant.com.au

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	8 Ballard Close, Wantirna Vic 3152

Indicative selling price

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

Range between	$800,000	&	$880,000

Median sale price

Median price	$956,750	House	X	~~Unit~~		Suburb	Wantirna
Period - From	01/04/2017	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	2 Mingana Rd WANTIRNA SOUTH 3152	$828,000	18/03/2017
2	13 Yorkminster Av WANTIRNA 3152	$815,500	20/05/2017
3	13 Linsley Way WANTIRNA 3152	$800,000	24/02/2017

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.

8 Ballard Close, Wantirna Vic 3152

Adam Sorrell
(03) 9801 4777
0438 769 921
asorrell@barryplant.com.au



- -

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
June quarter 2017: $956,750

Comparable Properties



2 Mingana Rd WANTIRNA SOUTH 3152 (REI)

3 1 2

Agent Comments

Price: $828,000
Method: Auction Sale
Date: 18/03/2017
Rooms: 4
Property Type: House (Res)
Land Size: 738 sqm approx

13 Yorkminster Av WANTIRNA 3152 (REI)

3 1 1

Agent Comments

Price: $815,500
Method: Auction Sale
Date: 20/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 635 sqm approx



13 Linsley Way WANTIRNA 3152 (REI)

6 2 1

Agent Comments

Price: $800,000
Method: Sold Before Auction
Date: 24/02/2017
Rooms: 7
Property Type: House (Res)
Land Size: 640 sqm approx

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.