STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 TOPAZ COURT, WANTIRNA SOUTH, VIC

4 2 3

Indicative Selling Price

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

Price Range: **$920,000 to $990,000**

Provided by: Sue Woollard, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



WANTIRNA SOUTH, VIC, 3152

Suburb Median Sale Price (House)

$1,007,900

01 October 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



20 TEMPLETON ST, WANTIRNA, VIC 3152

4 2 2

Sale Price

***$960,000**

Sale Date: 28/04/2018

Distance from Property: 1km A



90 AMERSHAM DR, WANTIRNA, VIC 3152

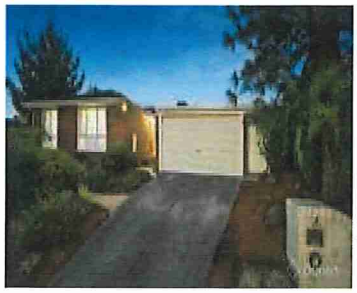
4 2 2

Sale Price

***$955,000**

Sale Date: 28/04/2018

Distance from Property: 1.5km B



4 WONDALEA CRES, WANTIRNA, VIC 3152

4 2 2

Sale Price

***$951,000**

Sale Date: 07/03/2018

Distance from Property: 1.1km C

This report has been compiled on 07/05/2018 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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	12 TOPAZ COURT, WANTIRNA SOUTH, VIC 3152

Indicative selling price

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

Price Range:	$920,000 to $990,000

Median sale price

Median price	$1,007,900	House	X	Unit		Suburb	WANTIRNA SOUTH
Period	01 October 2017 to 31 March 2018	Source	pricefinder			

Comparable property sales

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
20 TEMPLETON ST, WANTIRNA, VIC 3152	*$960,000	28/04/2018
90 AMERSHAM DR, WANTIRNA, VIC 3152	*$955,000	28/04/2018
4 WONDALEA CRES, WANTIRNA, VIC 3152	*$951,000	07/03/2018