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 | 153 Cathies Lane, Wantirna South Vic 3152 |

## Indicative selling price

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

| | | | |
|---|---|---|---|
| Range between | $960,000 | & | $1,056,000 |

## Median sale price

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Median price | $1,033,000 | House | X | ~~Unit~~ | | Suburb | Wantirna South |
| Period - From | 01/01/2018 | to | 31/03/2018 | 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 | 1 Renou Rd WANTIRNA SOUTH 3152 | $1,051,500 | 28/04/2018 |
| 2 | 159 Cathies La WANTIRNA SOUTH 3152 | $1,050,000 | 17/03/2018 |
| 3 | 6 Burnside Ct WANTIRNA SOUTH 3152 | $1,020,000 | 17/03/2018 |

**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.

# 153 Cathies Lane, Wantirna South Vic 3152

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4 2 2

**Rooms:**
**Property Type:** House
**Land Size:** 733 sqm approx

Agent Comments

**Indicative Selling Price**
$960,000 - $1,056,000
**Median House Price**
March quarter 2018: $1,033,000

## Comparable Properties

**1 Renou Rd WANTIRNA SOUTH 3152 (REI)**

4 2 2

Agent Comments

**Price:** $1,051,500
**Method:** Auction Sale
**Date:** 28/04/2018
**Rooms:** -
**Property Type:** House (Res)
**Land Size:** 766 sqm approx

**159 Cathies La WANTIRNA SOUTH 3152 (REI)**

3 2 2

Agent Comments

**Price:** $1,050,000
**Method:** Auction Sale
**Date:** 17/03/2018
**Rooms:** -
**Property Type:** House (Res)
**Land Size:** 828 sqm approx

**6 Burnside Ct WANTIRNA SOUTH 3152 (REI)**

4 2 2

Agent Comments

**Price:** $1,020,000
**Method:** Auction Sale
**Date:** 17/03/2018
**Rooms:** -
**Property Type:** House (Res)
**Land Size:** 885 sqm approx



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