

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



263 STUD ROAD, WANTIRNA SOUTH, VIC  3  2  2

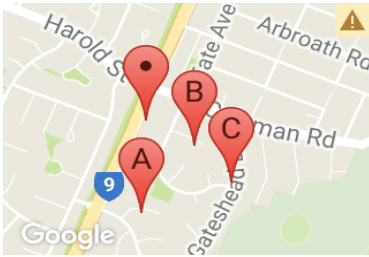
Indicative Selling Price

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

Single Price: **\$1,300,000**

Provided by: Evelyn Chin, Leaders Real Estate Group

MEDIAN SALE PRICE



WANTIRNA SOUTH, VIC, 3152

Suburb Median Sale Price (House)

\$1,005,000

01 October 2017 to 31 March 2018

Provided by: 

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.



17 DEANSWOOD CL, WANTIRNA SOUTH, VIC  4  2  2

Sale Price

\$1,065,500

Sale Date: 16/12/2017

Distance from Property: 331m 



6 HERTFORD CRT, WANTIRNA SOUTH, VIC  4  1  2

Sale Price

\$1,089,000

Sale Date: 02/12/2017

Distance from Property: 180m 



18 GATESHEAD DR, WANTIRNA SOUTH, VIC  3  2  -

Sale Price

***\$1,062,000**

Sale Date: 21/10/2017

Distance from Property: 356m 

This report has been compiled on 17/04/2018 by Leaders Real Estate Group. 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

263 STUD ROAD, WANTIRNA SOUTH, VIC 3152

Indicative selling price

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

Single Price:

\$1,300,000

Median sale price

Median price

\$1,005,000

House

Unit

Suburb

WANTIRNA SOUTH

Period

01 October 2017 to 31 March 2018

Source

pricfinder

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
17 DEANSWOOD CL, WANTIRNA SOUTH, VIC 3152	\$1,065,500	16/12/2017
6 HERTFORD CRT, WANTIRNA SOUTH, VIC 3152	\$1,089,000	02/12/2017
18 GATESHEAD DR, WANTIRNA SOUTH, VIC 3152	*\$1,062,000	21/10/2017