

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

15 MINGANA ROAD, WANTIRNA SOUTH, VIC, 3152

Indicative selling price

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

Single price

\$

or range between

\$ 980,000

&

\$ 1,068,000

Median sale price

Median price

\$

House

Unit

Suburb

WANTIRNA SOUTH

Period - From

01/06/2017

to

01/06/2018

Source

APM 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
12 BERKLEY STREET, WANTIRNA SOUTH VIC 3152	\$ 1,000,000	18/05/2018
28 LEMON GROVE, BAYSWATER VIC 3153	\$ 607,500	04/05/2018
335 PENTLOWE ROAD, WANTIRNA SOUTH VIC 3152	\$ 790,000	01/05/2018