

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
locality and postcode

16 Sandhurst Road, Wantirna

Indicative selling price

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

Range Between

\$850,000

&

\$900,000

Median Sale Price

Median price

\$951,000

House

X

Suburb
or locality

Wantirna

Period - From

23/01/2018

to

23/01/2018

Source

Other

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
1. 11 Pimpala Couort, Wantirna	\$901,000	13/12/2017
2. 21 Eldale Court, Wantirna	\$890,000	18/09/2017
3. 14 Corinella Square, Wantirna	\$852,000	18/11/2017

Disclaimer: Every care has been taken in the preparation of the attached information, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable 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.

Statement of Information

krpeters



Sections 47AF of the Estate Agents Act 1980



16 Sandhurst Road, Wantirna

3 2 1

Indicative selling price: AUCTION SAT 24TH FEB AT 11.00AM

Bed Bath Car

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

Wantirna

Median House Price: \$951,000

Period From: 23/01/2018

Source: Other

Median Unit Price: \$590,000

Period to: 23/01/2018

Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
11 Pimpala Couort, Wantirna	House	3	2	1	\$901,000	13/12/2017	
21 Eldale Court, Wantirna	House	3	1	3	\$890,000	18/09/2017	
14 Corinella Square, Wantirna	House	3	2	1	\$852,000	18/11/2017	0 sqm

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Prepared on 14 February 2018

Agent Details

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