

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

8 Cherrington Square, Wantirna Vic 3152

Indicative selling price

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

Range between \$870,000

&

\$957,000

Median sale price

Median price \$967,750

House

X

Unit

Suburb Wantirna

Period - From 01/04/2017

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	90 Amersham Dr WANTIRNA 3152	\$955,000	28/04/2018
2	65 Brentwood Dr WANTIRNA 3152	\$900,000	21/04/2018
3	12 Barrington Ct WANTIRNA 3152	\$873,000	13/04/2018

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.

Brendan Murphy

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Indicative Selling Price

\$870,000 - \$957,000

Median House Price

Year ending March 2018: \$967,750



Rooms:

Property Type:

Agent Comments

Comparable Properties



90 Amersham Dr WANTIRNA 3152 (REI)

Agent Comments



Price: \$955,000

Method: Auction Sale

Date: 28/04/2018

Rooms: -

Property Type: House (Res)



65 Brentwood Dr WANTIRNA 3152 (REI)

Agent Comments



Price: \$900,000

Method: Auction Sale

Date: 21/04/2018

Rooms: 4

Property Type: House (Res)

Land Size: 639 sqm approx



12 Barrington Ct WANTIRNA 3152 (REI)

Agent Comments



Price: \$873,000

Method: Auction Sale

Date: 13/04/2018

Rooms: -

Property Type: House (Res)