

Brendan Murphy 9801 4777 0439 388 866 bmurphy@barryplant.com.au

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property offere	d for sale						
Including subur	dress 8 Che o and tcode	8 Cherrington Square, Wantirna Vic 3152					
Indicative sellin	g price						
For the meaning of	of this price so	ee consumer.vic.gov.	au/underquoting				
Range between	\$870,000	&	\$957,000				

#### Median sale price

Median price	\$967,750	Hou	ıse 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.

Add	dress 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

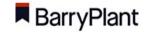
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant





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**Indicative Selling Price** \$870,000 - \$957,000 **Median House Price** Year ending March 2018: \$967,750





## Comparable Properties



90 Amersham Dr WANTIRNA 3152 (REI)

Price: \$955,000 Method: Auction Sale Date: 28/04/2018

Rooms: -

Property Type: House (Res)

**Agent Comments** 



65 Brentwood Dr WANTIRNA 3152 (REI)

Price: \$900,000 Method: Auction Sale Date: 21/04/2018 Rooms: 4

Property Type: House (Res) Land Size: 639 sqm approx

Agent Comments



12 Barrington Ct WANTIRNA 3152 (REI)

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Price: \$873,000 Method: Auction Sale Date: 13/04/2018

Rooms: -

Property Type: House (Res)

Agent Comments

Account - Barry Plant





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.

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