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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

March quarter 2017: \$845,000



4 2 2

Rooms:

Property Type: Land (Res)

Land Size: 697 sqm

Agent Comments

Comparable Properties



8 Mint St WANTIRNA 3152 (REI)

Agent Comments

4 2 2

Price: \$1,125,000

Method: Sold Before Auction

Date: 15/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 950 sqm



26 Bellbird Dr WANTIRNA 3152 (REI)

Agent Comments

4 2 2

Price: \$960,000

Method: Auction Sale

Date: 21/01/2017

Rooms: 5

Property Type: House (Res)

Land Size: 731 sqm



7 Cash Fues PI WANTIRNA 3152 (REI)

Agent Comments

4 2 2

Price: \$919,000

Method: Auction Sale

Date: 19/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 724 sqm

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 138 Wantirna Road, Ringwood Vic 3134

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$845,000 House X Suburb Ringwood

Period - From 01/01/2017 to 31/03/2017 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
8 Mint St WANTIRNA 3152	\$1,125,000	15/05/2017
26 Bellbird Dr WANTIRNA 3152	\$960,000	21/01/2017
7 Cash Fues PI WANTIRNA 3152	\$919,000	19/04/2017