

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	36 Ainsdale Avenue, WANTIRNA VIC 3152
---	---------------------------------------


Indicative selling price

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

Single Price / Range	\$850,000 - \$935,000
----------------------	-----------------------

Median sale price

(*Delete house or unit as applicable)

Median price	\$870,000	*House	<input checked="" type="checkbox"/>	*Unit	<input type="checkbox"/>	Suburb	WANTIRNA
Period - From	1 st February 2017 to 31 st June 2017					Source	

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. 4 Alvaston Avenue, Wantirna VIC 3152	\$901,000	24 th May 2017
2. 3 Rotherwood Close, Wantirna VIC 3152	\$900,000	24 th May 2017
3. 6 Telford Court, Wantirna VIC 3152	\$920,000	27 th Feb 2017