

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Units offered for sale

Address: 127 Tyner Road, Wantirna South, VIC 3152.

### Indicative selling price

Units for Sale	Single price
Unit 21	\$ 790,000
Unit 24	\$ 750,000
Unit 3	\$ 895,000
Unit 4	\$ 895,000
Unit 7	\$ 870,000
Unit 12	\$ 905,000
Unit 13	\$ 848,000
Unit 14	\$ 770,000

### Suburb unit median sale price

Median price \$515,000

Suburb Wantirna South

Period - From April 2018

To June 2018

Source Pricefinder

## Comparable property sales

Unit for Sale	Address of comparable unit	Price	Date of sale
Unit 21	Unit 23/ 127 Tyner Road, Wantirna South 3152	\$755,000	19 August 2018
	Unit 27/ 127 Tyner Road, Wantirna South 3152	\$755,000	7 August 2018
	Unit 28/ 127 Tyner Road, Wantirna South 3152	\$775,000	9 April 2018

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.

Unit for Sale	Address of comparable unit	Price	Date of sale
Unit 24	Unit 23/ 127 Tyner Road, Wantirna South 3152	\$755,000	19 August 2018
	Unit 27/ 127 Tyner Road, Wantirna South 3152	\$755,000	7 August 2018
	Unit 28/ 127 Tyner Road, Wantirna South 3152	\$775,000	9 April 2018

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.

Unit for Sale	Address of comparable unit	Price	Date of sale
Unit 3	Unit 1/ 127 Tyner Road, Wantirna South 3152	\$ 870,000	12 March 2018

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.

Unit for Sale	Address of comparable unit	Price	Date of sale
Unit 4	Unit 1/ 127 Tyner Road, Wantirna South 3152	\$870,000	12 March 2018

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.

Unit for Sale	Address of comparable unit	Price	Date of sale
Unit 7	Unit 1/ 127 Tyner Road, Wantirna South 3152	\$870,000	12 March 2018

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.

Unit for Sale	Address of comparable unit	Price	Date of sale
Unit 12	-	-	-

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.

Unit for Sale	Address of comparable unit	Price	Date of sale
Unit 13	-	-	-

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.

Unit for Sale	Address of comparable unit	Price	Date of sale
Unit 14	-	-	-

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.