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	9/315 Wantirna Road Wantirna VIC 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$760,000	&	$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$642,500	Property type	Unit	Suburb	Wantirna
Period-from	01 Jul 2020	to	30 Jun 2021	Source	Corelogic

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 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
20/315 Wantirna Road Wantirna VIC 3152	$830,000	21-Mar-21
2/323 Wantirna Road Wantirna VIC 3152	$727,500	23-Apr-21
6/295 Wantirna Road Wantirna VIC 3152	$717,000	13-Mar-21

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 6 months.~~

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20/315 Wantirna Road Wantirna VIC 3152

3 2 1

Sold Price RS **$830,000** Sold Date **21-Mar-21**

Distance **0.04km**



2/323 Wantirna Road Wantirna VIC 3152

3 3 2

Sold Price **$727,500** Sold Date **23-Apr-21**

Distance **0.13km**



6/295 Wantirna Road Wantirna VIC 3152

3 2 1

Sold Price **$717,000** Sold Date **13-Mar-21**

Distance **0.23km**

RS = Recent sale **UN** = Undisclosed Sale

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