

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

8/321 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$743,500

Property type

Unit

Suburb

Wantirna

Period-from

01 Jun 2022

to

31 May 2023

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

47/321 WANTIRNA ROAD WANTIRNA VIC 3152	\$780,000	26-Mar-23
32/321 WANTIRNA ROAD WANTIRNA VIC 3152	\$749,000	18-May-22

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.

This Statement of Information was prepared on: 01 June 2023

**47/321 WANTIRNA ROAD
WANTIRNA VIC 3152**

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Sold Price **\$780,000** Sold Date **26-Mar-23**Distance **0.04km****32/321 WANTIRNA ROAD
WANTIRNA VIC 3152**

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Sold Price **\$749,000** Sold Date **18-May-22**Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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