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	95 BLOOM AVENUE WANTIRNA SOUTH 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	$1,200,000	&	$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,205,500	Property type	House	Suburb	Wantirna South
Period-from	01 Jun 2021	to	31 May 2022	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
101 MOWBRAY DRIVE WANTIRNA SOUTH VIC 3152	$1,300,000	02-Apr-22
4 PINEWOOD DRIVE WANTIRNA SOUTH VIC 3152	$1,270,000	30-Apr-22
10 WITKEN AVENUE WANTIRNA SOUTH VIC 3152	$1,205,500	12-Dec-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.~~

This Statement of Information was prepared on: 02 June 2022

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101 MOWBRAY DRIVE WANTIRNA SOUTH VIC 3152

4 2 2

Sold Price RS $1,300,000 Sold Date 02-Apr-22

Distance 1.1km



4 PINEWOOD DRIVE WANTIRNA SOUTH VIC 3152

4 2 2

Sold Price RS $1,270,000 Sold Date 30-Apr-22

Distance 1.51km



10 WITKEN AVENUE WANTIRNA SOUTH VIC 3152

4 2 2

Sold Price $1,205,500 Sold Date 12-Dec-21

Distance 0.74km

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

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