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	3/13 HADLOW DRIVE 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	$660,000	&	$726,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$665,000	Property type	Unit	Suburb	Wantirna
Period-from	01 Apr 2021	to	31 Mar 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
1/21 GRESFORD ROAD WANTIRNA VIC 3152	$785,000	18-Dec-21
36/321 WANTIRNA ROAD WANTIRNA VIC 3152	$760,000	08-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: 04 April 2022

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1/21 GRESFORD ROAD WANTIRNA VIC 3152

3 2 1

Sold Price **$785,000** Sold Date **18-Dec-21**

Different Location Distance **0.21km**



36/321 WANTIRNA ROAD WANTIRNA VIC 3152

3 2 2

Sold Price **$760,000** Sold Date **08-Dec-21**

Different Condition Distance **0.61km**

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

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