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	4 CAWLEY COURT 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	$1,100,000	&	$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,207,750	Property type	House	Suburb	Wantirna South
Period-from	01 Mar 2022	to	28 Feb 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
4 MOCKRIDGE STREET WANTIRNA SOUTH VIC 3152	$1,202,000	26-Nov-22
69 MOWBRAY DRIVE WANTIRNA SOUTH VIC 3152	$1,100,000	08-Oct-22
106 FRASER CRESCENT WANTIRNA SOUTH VIC 3152	$1,089,000	11-Sep-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: 02 March 2023

Bruce Liu
M 0424576188
E bliu@buxton.com.au



4 MOCKRIDGE STREET WANTIRNA SOUTH VIC 3152

4 2 1

Sold Price **$1,202,000** Sold Date **26-Nov-22**

Distance **0.28km**



69 MOWBRAY DRIVE WANTIRNA SOUTH VIC 3152

4 2 2

Sold Price **$1,100,000** Sold Date **08-Oct-22**

Distance **0.23km**



106 FRASER CRESCENT WANTIRNA SOUTH VIC 3152

4 2 2

Sold Price **$1,089,000** Sold Date **11-Sep-22**

Distance **0.61km**

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

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