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<br>Including suburb and postcode | 17 Dayan Drive 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 | $897,100 | Property type | House | Suburb | Wantirna South |
| Period-from | 01 Nov 2018 | to | 31 Oct 2019 | 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 |
|---|---|---|
| 7 Condos Court Wantirna South VIC 3152 | $1,316,000 | 16-Oct-19 |
| 8 Condos Court Wantirna South VIC 3152 | $1,313,000 | 26-Oct-19 |
| 40 Timmothy Drive Wantirna South VIC 3152 | $1,283,000 | 09-Nov-19 |

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: 12 November 2019



CONSUMER AFFAIRS VICTORIA

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**7 Condos Court Wantirna South VIC 3152** Sold Price **$1,316,000** Sold Date **16-Oct-19**

5 2 2 Distance **0.81km**



**8 Condos Court Wantirna South VIC 3152** Sold Price **$1,313,000** Sold Date **26-Oct-19**

5 2 3 Distance **0.83km**



**40 Timmothy Drive Wantirna South VIC 3152** Sold Price **$1,283,000** Sold Date **09-Nov-19**

5 3 2 Distance **0.51km**

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

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