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	5 The Mews 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	$1,150,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$921,500	Property type	House	Suburb	Wantirna
Period-from	01 May 2020	to	30 Apr 2021	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
18 Baudelaire Avenue Wantirna VIC 3152	$1,027,000	27-Mar-21
62 Wakley Crescent Wantirna South VIC 3152	$1,066,000	07-Nov-20
16 Kalinya Drive Wantirna VIC 3152	$1,070,000	24-Apr-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.~~

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18 Baudelaire Avenue Wantirna VIC 3152

4 2 2

Sold Price RS $1,027,000 Sold Date 27-Mar-21

Distance 1.51km



62 Wakley Crescent Wantirna South VIC 3152

4 2 2

Sold Price $1,066,000 Sold Date 07-Nov-20

Distance 1.42km



16 Kalinya Drive Wantirna VIC 3152

4 2 2

Sold Price RS $1,070,000 Sold Date 24-Apr-21

Distance 0.51km

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

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