BarryPlant

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	6 Ballard Close 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	$960,000	&	$1,056,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$951,000	*House	X	~~*Unit~~		Suburb	Wantirna
Period-from	01 Oct 2017	to	30 Sep 2018	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 six 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
5 Albany Court Wantirna VIC 3152	$1,010,000	06-May-18
111 Milpera Crescent Wantirna VIC 3152	$1,003,500	26-May-18
4 Fortescue Court Wantirna VIC 3152	$996,000	09-Sep-18

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 six months.~~

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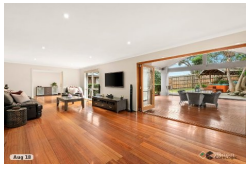
5 Albany Court Wantirna VIC 3152 Sold Price **$1,010,000** Sold Date **06-May-18**

4 2 3 Distance **1.21km**



111 Milpera Crescent Wantirna VIC 3152 Sold Price **$1,003,500** Sold Date **26-May-18**

4 2 2 Distance **1.1km**



4 Fortescue Court Wantirna VIC 3152 Sold Price **$996,000** Sold Date **09-Sep-18**

3 2 1 Distance **0.57km**

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