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	3/30 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	$549,950	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$617,500	~~*House~~		*Unit	X	Suburb	Wantirna
Period-from	01 Mar 2018	to	28 Feb 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 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
1/2 Princess Street Bayswater VIC 3153	$558,000	12-Nov-18
3/278-280 Canterbury Road Heathmont VIC 3135	$576,000	05-Oct-18
3/16 Stud Road Bayswater VIC 3153	$580,000	22-Jan-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 six months.~~

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1/2 Princess Street Bayswater VIC 3153

3 1 1

Sold Price **$558,000** Sold Date **12-Nov-18**

Distance **0.91km**



3/278-280 Canterbury Road Heathmont VIC 3135

3 1 2

Sold Price **$576,000** Sold Date **05-Oct-18**

Distance **1.66km**



3/16 Stud Road Bayswater VIC 3153

3 1 2

Sold Price **$580,000** UN Sold Date **22-Jan-19**

Distance **0.95km**

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

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