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	6 Tova 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	$1,000,000	&	$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$946,500	Property type	House	Suburb	Wantirna South
Period-from	01 Mar 2019	to	29 Feb 2020	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
5 Caitlyn Court Wantirna South VIC 3152	$1,085,000	26-Oct-19
5 Townview Avenue Wantirna South VIC 3152	$1,050,000	23-Nov-19
3 Anderson Court Wantirna South VIC 3152	$1,065,000	05-Jan-20

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 March 2020

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5 Caitlyn Court Wantirna South VIC 3152

4 2 2

Sold Price **$1,085,000** Sold Date **26-Oct-19**

Distance **0.6km**



5 Townview Avenue Wantirna South VIC 3152

4 2 2

Sold Price **$1,050,000** Sold Date **23-Nov-19**

Distance **0.68km**



3 Anderson Court Wantirna South VIC 3152

4 2 3

Sold Price **$1,065,000** Sold Date **05-Jan-20**

Distance **1.25km**

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

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