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	100 Stud Road 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	$620,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$898,000	*House	X	~~*Unit~~		Suburb	Wantirna
Period-from	01 Jun 2018	to	31 May 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
20 Sandhurst Road Wantirna VIC 3152	$660,000	15-Mar-19
27 Yorkminster Avenue Wantirna VIC 3152	$660,000	25-Apr-19
24 Birchfield Crescent Wantirna VIC 3152	$670,000	16-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 6 months.~~

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20 Sandhurst Road Wantirna VIC 3152

3 1 2

Sold Price **$660,000** Sold Date **15-Mar-19**

Distance **1.46km**



27 Yorkminster Avenue Wantirna VIC 3152

3 1 2

Sold Price RS **$660,000** UN Sold Date **25-Apr-19**

Distance **1.07km**



24 Birchfield Crescent Wantirna VIC 3152

3 1 2

Sold Price **$670,000** Sold Date **16-Jan-19**

Distance **1.48km**

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

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