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	3 Anderson 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	&	$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$900,000	Property type	House	Suburb	Wantirna South
Period-from	01 Nov 2018	to	31 Oct 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
5 Vida Court Wantirna South VIC 3152	$1,050,000	12-Oct-19
7 Milbrey Close Wantirna South VIC 3152	$1,030,000	19-Oct-19
63 Renou Road Wantirna South VIC 3152	$1,065,000	24-Aug-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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Daniel Cripps
P 0398014777
M 0418517480
E dcripps@barryplant.com.au



5 Vida Court Wantirna South VIC 3152

4 3 6

Sold Price **$1,050,000** Sold Date **12-Oct-19**

Distance **0.78km**



7 Milbrey Close Wantirna South VIC 3152

4 3 5

Sold Price **$1,030,000** Sold Date **19-Oct-19**

Distance **1.67km**



63 Renou Road Wantirna South VIC 3152

4 2 4

Sold Price RS **$1,065,000** Sold Date **24-Aug-19**

Distance **1.9km**

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

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