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	1/13 Bent 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	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$520,000	Property type	Unit	Suburb	Wantirna South
Period-from	01 Feb 2019	to	31 Jan 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
1/4 Carina Close Wantirna South VIC 3152	$721,000	30-Nov-19
2/4 Tate Avenue Wantirna South VIC 3152	$780,000	07-Sep-19
2/12 Bent Court Wantirna South VIC 3152	$805,000	14-Sep-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.~~

This Statement of Information was prepared on: 29 February 2020

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1/4 Carina Close Wantirna South VIC 3152

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Sold Price **$721,000** Sold Date **30-Nov-19**

Distance **0.6km**



2/4 Tate Avenue Wantirna South VIC 3152

3 2 2

Sold Price **$780,000** Sold Date **07-Sep-19**

Distance **0.79km**



2/12 Bent Court Wantirna South VIC 3152

3 2 -

Sold Price **$805,000** Sold Date **14-Sep-19**

Distance **0.08km**

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

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