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 Fruit Lane 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	$680,000	&	$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$502,500	Property type	Unit	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
18 Grove Way Wantirna South VIC 3152	$686,500	01-May-19
168 Harcrest Boulevard Wantirna South VIC 3152	$707,000	03-Apr-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



18 Grove Way Wantirna South VIC 3152

3 2 1

Sold Price **$686,500** Sold Date **01-May-19**

Distance **0.09km**



168 Harcrest Boulevard Wantirna South VIC 3152

3 2 2

Sold Price **$707,000** Sold Date **03-Apr-19**

Distance **0.31km**

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

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