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	214/436 Stud Road 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	$469,500	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$535,000	Property type	Unit	Suburb	Wantirna South
Period-from	01 Jul 2019	to	30 Jun 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
G03/436 Stud Road Wantirna South VIC 3152	$460,000	09-Jan-20
202/404 Burwood Highway Wantirna South VIC 3152	$485,000	28-Mar-20
506/408 Burwood Highway Wantirna South VIC 3152	$488,000	20-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: 25 July 2020

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G03/436 Stud Road Wantirna South VIC 3152

2 2 1

Sold Price **$460,000** Sold Date **09-Jan-20**

Distance **-**



202/404 Burwood Highway Wantirna South VIC 3152

2 2 1

Sold Price **$485,000** Sold Date **28-Mar-20**

Distance **0.66km**



506/408 Burwood Highway Wantirna South VIC 3152

2 2 1

Sold Price **$488,000** Sold Date **20-Jan-20**

Distance **0.66km**

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

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