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	18 Armagh Crescent 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	$1,250,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$999,900	Property type	House	Suburb	Wantirna South
Period-from	01 May 2020	to	30 Apr 2021	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
4 Hilson Close Wantirna South VIC 3152	$1,358,000	06-Mar-21
11 Gould Close Wantirna South VIC 3152	$1,252,000	28-Mar-21
8 Player Close Wantirna South VIC 3152	$1,246,000	15-Mar-21

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: 08 May 2021

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4 Hilson Close Wantirna South VIC 3152

5 3 2

Sold Price RS **$1,358,000** Sold Date **06-Mar-21**

Distance **0.24km**

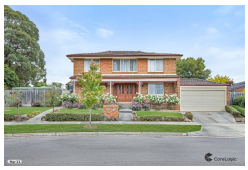


11 Gould Close Wantirna South VIC 3152

5 2 4

Sold Price RS **$1,252,000** Sold Date **28-Mar-21**

Distance **0.77km**



8 Player Close Wantirna South VIC 3152

5 2 3

Sold Price RS **$1,246,000** Sold Date **15-Mar-21**

Distance **1.02km**

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

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