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<br>Including suburb and postcode | 13 Davington Court Wantirna 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 | $900,000 | & | $990,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $862,500 | Property type | House | Suburb | Wantirna |
| Period-from | 01 Mar 2019 | to | 29 Feb 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 |
|---|---|---|
| 9 Ensign Close Wantirna VIC 3152 | $955,500 | 02-Feb-20 |
| 9 Wondalea Crescent Wantirna VIC 3152 | $980,000 | 21-Dec-19 |
| 15 Grasmere Court Wantirna VIC 3152 | $990,000 | 21-Dec-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: 23 March 2020

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**9 Ensign Close Wantirna VIC 3152** Sold Price **$955,500** Sold Date **02-Feb-20**

4 2 2 Distance **1.2km**



**9 Wondalea Crescent Wantirna VIC 3152** Sold Price **$980,000** Sold Date **21-Dec-19**

4 2 2 Distance **1.64km**



**15 Grasmere Court Wantirna VIC 3152** Sold Price **$990,000** Sold Date **21-Dec-19**

4 2 1 Distance **0.2km**

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

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