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 | 1 Aughton 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 | $1,080,000 | & | $1,130,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $875,000 | Property type | House | Suburb | Wantirna |
| Period-from | 01 Jun 2019 | to | 31 May 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 |
|---|---|---|
| 12 Dayan Drive Wantirna South VIC 3152 | $1,120,500 | 22-Feb-20 |
| 128 Morack Road Vermont South VIC 3133 | $1,130,000 | 22-Feb-20 |
| 67 Raheen Avenue Wantirna VIC 3152 | $1,140,000 | 15-Feb-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.~~

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**12 Dayan Drive Wantirna South VIC 3152**

4 2 2

Sold Price **$1,120,500** Sold Date **22-Feb-20**

Distance **1.61km**



**128 Morack Road Vermont South VIC 3133**

4 2 2

Sold Price **$1,130,000** Sold Date **22-Feb-20**

Distance **1.9km**



**67 Raheen Avenue Wantirna VIC 3152**

5 2 4

Sold Price **$1,140,000** Sold Date **15-Feb-20**

Distance **1.46km**

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

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