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	22 Mead Court 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	$1,100,000	&	$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$825,000	Property type	Land	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
6 Caitlyn Court Wantirna South VIC 3152	$1,101,000	20-Feb-20
62 Michele Drive Scoresby VIC 3179	$1,146,000	25-Mar-20
4 Aliki Road Wantirna South VIC 3152	$1,210,000	30-Jun-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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6 Caitlyn Court Wantirna South VIC 3152
4 3 2
Sold Price **$1,101,000** Sold Date **20-Feb-20**
Distance **1.57km**



62 Michele Drive Scoresby VIC 3179
5 3 2
Sold Price **$1,146,000** Sold Date **25-Mar-20**
Distance **0.89km**



4 Aliki Road Wantirna South VIC 3152
5 2 2
Sold Price RS **$1,210,000** Sold Date **30-Jun-20**
Distance **1.7km**

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

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