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	40 Milpera Crescent 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	$909,750	Property type	House	Suburb	Wantirna
Period-from	01 Sep 2019	to	31 Aug 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
20 Old Orchard Drive Wantirna South VIC 3152	$905,000	28-Apr-20
15 Saxon Avenue Wantirna VIC 3152	$960,000	11-Jun-20
13 Davington Court Wantirna VIC 3152	$980,800	11-May-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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20 Old Orchard Drive Wantirna South VIC 3152

3 2 2

Sold Price **$905,000** Sold Date **28-Apr-20**

Distance **0.92km**



15 Saxon Avenue Wantirna VIC 3152

3 2 1

Sold Price **$960,000** Sold Date **11-Jun-20**

Distance **1.04km**



13 Davington Court Wantirna VIC 3152

4 2 2

Sold Price **$980,800** Sold Date **11-May-20**

Distance **1.24km**

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

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