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 | 14 Sarah 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 | $1,170,000 | & | $1,270,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,029,000 | Property type | House | Suburb | Wantirna South |
| Period-from | 01 Oct 2019 | to | 30 Sep 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 |
|---|---|---|
| 4 Gedye Court Wantirna South VIC 3152 | $1,165,000 | 20-Jul-20 |
| 77 Wakley Crescent Wantirna South VIC 3152 | $1,230,000 | 10-Oct-20 |
| 6 Joelson Avenue Scoresby VIC 3179 | $1,235,000 | 20-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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**4 Gedye Court Wantirna South VIC 3152**

4 2 2

Sold Price **$1,165,000** Sold Date **20-Jul-20**

Distance **1.89km**



**77 Wakley Crescent Wantirna South VIC 3152**

4 2 2

Sold Price RS **$1,230,000** Sold Date **10-Oct-20**

Distance **1.65km**



**6 Joelson Avenue Scoresby VIC 3179**

4 2 2

Sold Price **$1,235,000** Sold Date **20-Jun-20**

Distance **1.41km**

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

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