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 | 38 Kidderminster Drive 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 | $850,000 | & | $935,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $890,400 | Property type | Land | Suburb | Wantirna |
| Period-from | 01 Jan 2020 | to | 31 Dec 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 |
|---|---|---|
| 10 Napier Close Wantirna VIC 3152 | $911,000 | 09-Dec-20 |
| 105 Raheen Avenue Wantirna VIC 3152 | $923,000 | 19-Dec-20 |
| 21 Linsley Way Wantirna VIC 3152 | $925,000 | 21-Oct-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.~~

This Statement of Information was prepared on: 19 January 2021

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**10 Napier Close Wantirna VIC 3152** Sold Price RS **$911,000** UN Sold Date **09-Dec-20**

4 2 2 Distance **0.45km**




**105 Raheen Avenue Wantirna VIC 3152** Sold Price RS **$923,000** Sold Date **19-Dec-20**

4 2 2 Distance **0.92km**




**21 Linsley Way Wantirna VIC 3152** Sold Price **$925,000** Sold Date **21-Oct-20**

4 2 1 Distance **0.72km**

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

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