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	20/315 Wantirna Road 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	$750,000	&	$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$648,750	Property type	Unit	Suburb	Wantirna
Period-from	01 Feb 2020	to	31 Jan 2021	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
2/31 Shetland Drive Wantirna VIC 3152	$745,500	09-Dec-20
1/9 St Davids Drive Wantirna VIC 3152	$782,000	08-Oct-20
2/25 Linsley Way Wantirna VIC 3152	$830,000	12-Dec-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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Daniel Cripps
P 0398014777
M 0418517480
E dcripps@barryplant.com.au



2/31 Shetland Drive Wantirna VIC 3152

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Sold Price **$745,500** Sold Date **09-Dec-20**

Distance **1.49km**



1/9 St Davids Drive Wantirna VIC 3152

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Sold Price **$782,000** Sold Date **08-Oct-20**

Distance **0.32km**



2/25 Linsley Way Wantirna VIC 3152

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Sold Price RS **$830,000** Sold Date **12-Dec-20**

Distance **0.79km**

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

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