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	7 Freshfield Avenue 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	$800,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$911,000	Property type	House	Suburb	Wantirna
Period-from	01 Apr 2020	to	31 Mar 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 Chichester Square Wantirna VIC 3152	$831,000	17-Dec-20
31 Selkirk Avenue Wantirna VIC 3152	$851,000	20-Feb-21
7 Teddington Way Wantirna VIC 3152	$804,000	19-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.~~

This Statement of Information was prepared on: 06 April 2021

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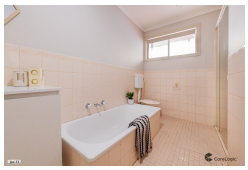
2 Chichester Square Wantirna VIC 3152

3 2 2

Sold Price **$831,000** Sold Date **17-Dec-20**

Distance **1.18km**



31 Selkirk Avenue Wantirna VIC 3152

3 2 2

Sold Price RS **$851,000** Sold Date **20-Feb-21**

Distance **1.81km**



7 Teddington Way Wantirna VIC 3152

3 2 2

Sold Price **$804,000** Sold Date **19-Dec-20**

Distance **1.93km**

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

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