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	67/105 Mountain Highway 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	$650,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$662,500	Property type	Unit	Suburb	Wantirna
Period-from	01 Jun 2020	to	31 May 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
66/105 Mountain Highway Wantirna VIC 3152	$670,000	21-Apr-21
68/105 Mountain Highway Wantirna VIC 3152	$640,000	23-Dec-20
70/105 Mountain Highway Wantirna VIC 3152	$690,000	27-Mar-21

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: 15 June 2021

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66/105 Mountain Highway Wantirna VIC 3152

3 2 1

Sold Price **$670,000** Sold Date **21-Apr-21**

Distance **0.01km**



68/105 Mountain Highway Wantirna VIC 3152

3 2 1

Sold Price **$640,000** Sold Date **23-Dec-20**

Distance **0.01km**



70/105 Mountain Highway Wantirna VIC 3152

3 2 1

Sold Price RS **$690,000** Sold Date **27-Mar-21**

Distance **0.02km**

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

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