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	214/436 Stud Road 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	$459,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,000	Property type	Unit	Suburb	Wantirna South
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
504/408 Burwood Highway Wantirna South VIC 3152	$555,000	13-Mar-21
316/1 Lynne Avenue Wantirna South VIC 3152	$536,500	18-Dec-20
504/1 Lynne Avenue Wantirna South VIC 3152	$545,000	31-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: 09 June 2021

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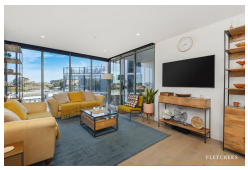


504/408 Burwood Highway Wantirna South VIC 3152

2 2 1

Sold Price **$555,000** Sold Date **13-Mar-21**

Distance **0.65km**

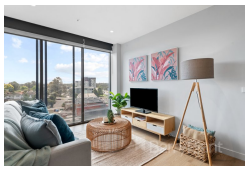


316/1 Lynne Avenue Wantirna South VIC 3152

2 2 1

Sold Price **$536,500** Sold Date **18-Dec-20**

Distance **0.77km**



504/1 Lynne Avenue Wantirna South VIC 3152

2 2 1

Sold Price **$545,000** Sold Date **31-Mar-21**

Distance **0.77km**

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

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