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	8 Broadgreen 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	$1,200,000	&	$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,016,000	Property type	House	Suburb	Wantirna
Period-from	01 Oct 2020	to	30 Sep 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.

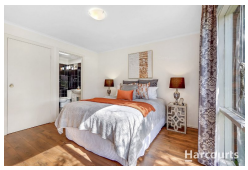
Address of comparable property	Price	Date of sale
8 Knowsley Court Wantirna VIC 3152	$1,210,000	15-Oct-21
6 Rothbury Court Wantirna VIC 3152	$1,275,000	10-Sep-21
7 Lestwick Rise Wantirna South VIC 3152	$1,300,000	11-Oct-21

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: 20 October 2021

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8 Knowsley Court Wantirna VIC 3152

4 2 2

Sold Price RS **$1,210,000** Sold Date **15-Oct-21**

Distance **0.18km**

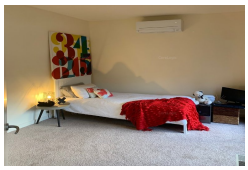


6 Rothbury Court Wantirna VIC 3152

4 2 2

Sold Price RS **$1,275,000** Sold Date **10-Sep-21**

Distance **1.3km**



7 Lestwick Rise Wantirna South VIC 3152

4 3 2

Sold Price RS **$1,300,000** UN Sold Date **11-Oct-21**

Distance **1.04km**

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

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