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	3 Harland Square 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	$1,150,000	&	$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,018,750	Property type	House	Suburb	Wantirna
Period-from	01 Nov 2020	to	31 Oct 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
6 Cobain Square Wantirna VIC 3152	$1,205,000	30-Oct-21
7 Alkira Court Wantirna VIC 3152	$1,205,000	18-Jun-21
6 Grosvenor Place Wantirna South VIC 3152	$1,178,000	12-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: 18 November 2021

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6 Cobain Square Wantirna VIC 3152 Sold Price RS **$1,205,000** Sold Date **30-Oct-21**

4 2 2 Distance **0.24km**



7 Alkira Court Wantirna VIC 3152 Sold Price **$1,205,000** Sold Date **18-Jun-21**

4 2 2 Distance **1.44km**



6 Grosvenor Place Wantirna South VIC 3152 Sold Price RS **$1,178,000** Sold Date **12-Oct-21**

4 2 2 Distance **0.61km**

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

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