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	4 The Mews 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	$1,100,000	&	$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,000,000	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
6 Kintbury Close Wantirna VIC 3152	$1,101,000	27-Jun-21
21 Kidderminster Drive Wantirna VIC 3152	$1,130,000	17-Apr-21
5 The Mews Wantirna VIC 3152	$1,190,000	29-May-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.~~

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6 Kintbury Close Wantirna VIC 3152 Sold Price **$1,101,000** Sold Date **27-Jun-21**

4 2 2 Distance **1.58km**



21 Kidderminster Drive Wantirna VIC 3152 Sold Price **$1,130,000** Sold Date **17-Apr-21**

4 2 2 Distance **1.63km**



5 The Mews Wantirna VIC 3152 Sold Price **$1,190,000** Sold Date **29-May-21**

4 2 2 Distance **0.02km**

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

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