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	47 Milpera Crescent 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	$1,350,000	&	$1,450,000

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
1 Davies Close Wantirna VIC 3152	$1,420,000	24-Apr-21
1 Wakley Crescent Wantirna South VIC 3152	$1,390,000	14-Aug-21
1 Gatwick Close Wantirna VIC 3152	$1,480,000	21-Jul-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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1 Davies Close Wantirna VIC 3152

4 2 2

Sold Price **$1,420,000** Sold Date **24-Apr-21**

Distance **0.61km**



1 Wakley Crescent Wantirna South VIC 3152

4 2 2

Sold Price RS **$1,390,000** Sold Date **14-Aug-21**

Distance **0.69km**



1 Gatwick Close Wantirna VIC 3152

4 2 2

Sold Price RS **$1,480,000** UN Sold Date **21-Jul-21**

Distance **1.78km**

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

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