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<br>Including suburb and postcode | 4 Ensign Close 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 | $1,018,750 | Property type | House | Suburb | Wantirna |
| Period-from | 01 Dec 2020 | to | 30 Nov 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.

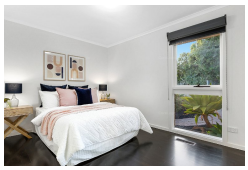
| Address of comparable property | Price | Date of sale |
|---|---|---|
| 3 Harland Square Wantirna VIC 3152 | $1,160,000 | 24-Nov-21 |
| 43 Barmah Drive East Wantirna VIC 3152 | $1,200,000 | 22-Oct-21 |
| 6 Cobain Square Wantirna VIC 3152 | $1,205,000 | 30-Oct-21 |

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: 14 December 2021

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**3 Harland Square Wantirna VIC 3152**

4 2 2

Sold Price RS $1,160,000 Sold Date 24-Nov-21

Distance 0.73km



**43 Barmah Drive East Wantirna VIC 3152**

4 2 2

Sold Price $1,200,000 Sold Date 22-Oct-21

Distance 1.38km




**6 Cobain Square Wantirna VIC 3152**

4 2 2

Sold Price $1,205,000 Sold Date 30-Oct-21

Distance 0.96km

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

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