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 | 3 Matilda Avenue Wantirna South 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 | $1,000,000 | & | $1,100,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,021,000 | Property type | Land | Suburb | Wantirna South |
| 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 |
|---|---|---|
| 78 Tyner Road Wantirna South VIC 3152 | $1,000,000 | 26-Jun-21 |
| 13 Aisbett Avenue Wantirna South VIC 3152 | $1,021,000 | 14-Jul-21 |
| 10 Allanfield Crescent Wantirna South VIC 3152 | $1,010,000 | 05-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: 25 November 2021



CONSUMER AFFAIRS VICTORIA

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**78 Tyner Road Wantirna South VIC 3152**

3 1 2

Sold Price **$1,000,000** Sold Date **26-Jun-21**

Distance **1.7km**



**13 Aisbett Avenue Wantirna South VIC 3152**

3 1 2

Sold Price **$1,021,000** Sold Date **14-Jul-21**

Distance **1.84km**



**10 Allanfield Crescent Wantirna South VIC 3152**

3 1 2

Sold Price **$1,010,000** Sold Date **05-Oct-21**

Distance **2.38km**

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

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