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 Clarke Crescent 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	$1,150,000	&	$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,158,000	Property type	House	Suburb	Wantirna South
Period-from	01 Jan 2021	to	31 Dec 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
5 Cerutty Way Wantirna South VIC 3152	$1,190,000	17-Jul-21
136 Argyle Way Wantirna South VIC 3152	$1,200,000	27-May-21
21 Clarke Crescent Wantirna South VIC 3152	$1,222,000	06-Aug-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: 20 January 2022

CONSUMER AFFAIRS VICTORIA

BarryPlant

Ricko Su
M +61433306886
E rsu@barryplant.com.au



5 Cerutty Way Wantirna South VIC 3152

4 2 2

Sold Price **$1,190,000** Sold Date **17-Jul-21**

Distance **0.19km**



136 Argyle Way Wantirna South VIC 3152

4 2 2

Sold Price **$1,200,000** Sold Date **27-May-21**

Distance **0.24km**



21 Clarke Crescent Wantirna South VIC 3152

4 2 2

Sold Price **$1,222,000** Sold Date **06-Aug-21**

Distance **0.13km**

RS = Recent sale UN = Undisclosed Sale

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