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 | 6 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 | $1,150,000 | & | $1,250,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,070,000 | Property type | House | Suburb | Wantirna |
| Period-from | 01 Mar 2021 | to | 28 Feb 2022 | 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 |
|---|---|---|
| 7 MERIVALE DRIVE WANTIRNA VIC 3152 | $1,260,000 | 04-Feb-22 |
| 22 GEORGIAN GARDENS WANTIRNA VIC 3152 | $1,230,000 | 11-Nov-21 |
| 12 ROTHERWOOD CLOSE WANTIRNA VIC 3152 | $1,220,000 | 19-Dec-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: 28 March 2022

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**7 MERIVALE DRIVE WANTIRNA VIC 3152**

4 2 2

Sold Price RS **$1,260,000** UN Sold Date **04-Feb-22**

Distance **-**




**22 GEORGIAN GARDENS WANTIRNA VIC 3152**

4 2 2

Sold Price **$1,230,000** Sold Date **11-Nov-21**

Distance **-**




**12 ROTHERWOOD CLOSE WANTIRNA VIC 3152**

4 2 1

Sold Price **$1,220,000** Sold Date **19-Dec-21**

Distance **-**

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

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