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 | 11 ANDERSON COURT 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 | $1,120,000 | & | $1,230,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,200,000 | Property type | House | Suburb | Wantirna South |
| Period-from | 01 May 2021 | to | 30 Apr 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 |
|---|---|---|
| 23 APPLEDALE WAY WANTIRNA SOUTH VIC 3152 | $1,200,000 | 14-Nov-21 |
| 10 WITKEN AVENUE WANTIRNA SOUTH VIC 3152 | $1,205,500 | 12-Dec-21 |
| 44 RIDDELL ROAD WANTIRNA SOUTH VIC 3152 | $1,182,500 | 29-Apr-22 |

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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**23 APPLEDALE WAY WANTIRNA SOUTH VIC 3152**

4 2 2

Sold Price **$1,200,000** Sold Date **14-Nov-21**

Distance **0.41km**



**10 WITKEN AVENUE WANTIRNA SOUTH VIC 3152**

4 2 2

Sold Price **$1,205,500** Sold Date **12-Dec-21**

Distance **1.1km**



**44 RIDDELL ROAD WANTIRNA SOUTH VIC 3152**

4 2 2

Sold Price RS **$1,182,500** UN Sold Date **29-Apr-22**

Distance **1.44km**

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

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