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	35 DUMFRIES WAY 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	$830,000	&	$910,000

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
32 LEWIS ROAD WANTIRNA SOUTH VIC 3152	$907,000	19-Dec-21
25 SYDNEY ROAD BAYSWATER VIC 3153	$865,000	05-Mar-22
97 STUD ROAD BAYSWATER VIC 3153	$880,000	23-Nov-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: 31 March 2022

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32 LEWIS ROAD WANTIRNA SOUTH VIC 3152

3 1 1

Sold Price RS $907,000 Sold Date 19-Dec-21

Distance 1.94km



25 SYDNEY ROAD BAYSWATER VIC 3153

3 1 2

Sold Price RS $865,000 Sold Date 05-Mar-22

Distance 0.52km



97 STUD ROAD BAYSWATER VIC 3153

3 1 2

Sold Price $880,000 Sold Date 23-Nov-21

Distance 0.61km

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

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