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 | 9 FORMBY 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 | $880,000 | & | $968,000 |
|---|---|---|---|---|---|

## 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 |
|---|---|---|
| 20 STRATFORD SQUARE WANTIRNA VIC 3152 | $925,280 | 22-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: 24 March 2022

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## 20 STRATFORD SQUARE WANTIRNA VIC 3152

3 1 2

| | | | |
|---|---|---|---|
| Sold Price | **$925,280** | Sold Date | **22-Dec-21** |
| | | Distance | **0.46km** |

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

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