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 Birchfield Crescent 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	$900,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,027,000	Property type	House	Suburb	Wantirna
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
32 Crestdale Road Wantirna VIC 3152	$990,000	21-Dec-21
87 Amesbury Avenue Wantirna VIC 3152	$980,000	29-Aug-21
20 Stratford Square Wantirna VIC 3152	$935,280	23-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 January 2022

CONSUMER AFFAIRS VICTORIA

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32 Crestdale Road Wantirna VIC 3152

3 2 -

Sold Price RS $990,000 Sold Date 21-Dec-21

Distance 0.59km



87 Amesbury Avenue Wantirna VIC 3152

3 1 1

Sold Price $980,000 Sold Date 29-Aug-21

Distance 0.41km



20 Stratford Square Wantirna VIC 3152

3 1 2

Sold Price RS $935,280 UN Sold Date 23-Dec-21

Distance 1.2km

RS = Recent sale UN = Undisclosed Sale

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