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 Snowden Place 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	$1,080,000	&	$1,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,158,000	Property type	House	Suburb	Wantirna South
Period-from	01 Feb 2021	to	31 Jan 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
6 Exell Court Wantirna South VIC 3152	$1,140,000	11-Sep-21
19 Dalkeith Road Wantirna VIC 3152	$1,146,000	30-Oct-21
6 Grosvenor Place Wantirna South VIC 3152	$1,178,000	12-Oct-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: 09 February 2022

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6 Exell Court Wantirna South VIC 3152

3 2 2

Sold Price **$1,140,000** Sold Date **11-Sep-21**

Distance **1.18km**



19 Dalkeith Road Wantirna VIC 3152

3 2 2

Sold Price **$1,146,000** Sold Date **30-Oct-21**

Distance **1.95km**



6 Grosvenor Place Wantirna South VIC 3152

4 2 2

Sold Price **$1,178,000** Sold Date **12-Oct-21**

Distance **0.26km**

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

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