

## 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

10 Allanfield Crescent Wantirna South VIC 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$890,000

&

\$979,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,066,000

Property type

House

Suburb

Wantirna South

Period-from

01 Sep 2020

to

31 Aug 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

7 Wilga Court Wantirna South VIC 3152	\$1,025,000	05-Sep-21
23 Somerset Street Wantirna South VIC 3152	\$965,000	27-Jun-21
13 Aisbett Avenue Wantirna South VIC 3152	\$1,021,000	14-Jul-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: 26 September 2021

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**7 Wilga Court Wantirna South VIC 3152**

Sold Price <sup>RS</sup> **\$1,025,000** <sup>UN</sup> Sold Date **05-Sep-21**

3 2 -

Distance **0.45km**



**23 Somerset Street Wantirna South VIC 3152**

Sold Price **\$965,000** Sold Date **27-Jun-21**

3 1 1

Distance **0.71km**



**13 Aisbett Avenue Wantirna South VIC 3152**

Sold Price **\$1,021,000** Sold Date **14-Jul-21**

3 1 2

Distance **0.72km**



**9 Leicester Court Wantirna South VIC 3152**

Sold Price **\$953,000** Sold Date **05-Nov-20**

4 2 2

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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