

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

12 Bentley Street 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

\$920,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$915,000

Property type

House

Suburb

Wantirna

Period-from

01 Apr 2020

to

31 Mar 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

15 Orchid Street Heathmont VIC 3135	\$928,800	11-Mar-21
5 Tamar Street Bayswater VIC 3153	\$936,000	24-Apr-21
531 Boronia Road Wantirna VIC 3152	\$1,000,000	15-Mar-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: 29 April 2021



15 Orchid Street Heathmont VIC 3135

 3  1  1

Sold Price

^{RS} **\$928,800**

Sold Date

11-Mar-21

Distance

1.99km



5 Tamar Street Bayswater VIC 3153

 3  1  1

Sold Price

^{RS} **\$936,000**

Sold Date

24-Apr-21

Distance

1.12km



531 Boronia Road Wantirna VIC 3152

 3  2  1

Sold Price

^{RS} **\$1,000,000** ^{UN}

Sold Date

15-Mar-21

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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