

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

5 Simmonds Court 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

\$840,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$970,000

Property type

House

Suburb

Wantirna South

Period-from

01 May 2019

to

30 Apr 2020

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

3 Merryn Grove Wantirna South VIC 3152	\$850,000	31-May-19
7 Glenys Court Wantirna South VIC 3152	\$894,200	04-Jun-19
45 Raheen Avenue Wantirna VIC 3152	\$907,000	02-Feb-20

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.~~

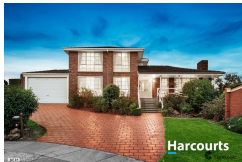
This Statement of Information was prepared on: 05 May 2020



3 Merryn Grove Wantirna South VIC 3152 Sold Price **\$850,000** Sold Date **31-May-19**

 4  2  2

Distance **0.32km**



7 Glenys Court Wantirna South VIC 3152 Sold Price **\$894,200** Sold Date **04-Jun-19**

 4  2  2

Distance **0.16km**



45 Raheen Avenue Wantirna VIC 3152 Sold Price **\$907,000** Sold Date **02-Feb-20**

 3  2  2

Distance **0.38km**



11 Old Orchard Drive Wantirna South VIC 3152 Sold Price ^{RS} **\$931,000** Sold Date **29-Feb-20**

 3  2  4

Distance **0.2km**



10 Cottswold Place Wantirna South VIC 3152 Sold Price ^{RS} **\$920,000** Sold Date **14-Mar-20**

 3  2  2

Distance **1.04km**



1 Hartington Drive Wantirna VIC 3152 Sold Price **\$951,000** Sold Date **06-Jul-19**

 4  2  2

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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9 Alvaston Avenue Wantirna VIC 3152

5 2 2

Sold Price **\$889,000** Sold Date **15-Jun-19**

Distance **0.61km**



10 Harrow Gardens Wantirna VIC 3152

4 2 2

Sold Price **\$860,000** Sold Date **18-May-19**

Distance **0.73km**

RS = Recent sale UN = Undisclosed Sale

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