

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 Rotherwood Close 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

\$820,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$951,000

*House

X

*Unit

Suburb

Wantirna

Period-from

01 Nov 2017

to

31 Oct 2018

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 six 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

29 Croxteth Way Wantirna VIC 3152	\$852,500	26-Aug-18
32 Ainsdale Avenue Wantirna VIC 3152	\$840,000	11-Jun-18
2 Nepal Court Wantirna VIC 3152	\$855,000	25-Sep-18

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 six months.~~

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29 Croxteth Way Wantirna VIC 3152 Sold Price **\$852,500** Sold Date **26-Aug-18**

 3  2  2

Distance **0.82km**



32 Ainsdale Avenue Wantirna VIC 3152 Sold Price **\$840,000** Sold Date **11-Jun-18**

 3  2  2

Distance **0.91km**



2 Nepal Court Wantirna VIC 3152 Sold Price **\$855,000** Sold Date **25-Sep-18**

 4  2  2

Distance **1.04km**

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