

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

2/5 THAXTED PARADE 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

\$850,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Wantirna

Period-from

01 Apr 2021

to

31 Mar 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

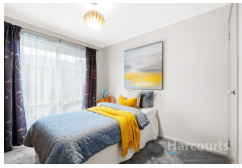
Date of sale

1/85 TEMPLETON STREET WANTIRNA VIC 3152	\$904,800	12-Dec-21
2B CASSIA COURT WANTIRNA VIC 3152	\$960,000	11-Feb-22
1/7 AISBETT AVENUE WANTIRNA SOUTH VIC 3152	\$1,000,000	19-Jan-22

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 April 2022


**1/85 TEMPLETON STREET
WANTIRNA VIC 3152**
 3  2  2

Sold Price

\$904,800

Sold Date

12-Dec-21

Distance

1.23km

**2B CASSIA COURT WANTIRNA VIC
3152**
 3  2  2

Sold Price

^{RS} **\$960,000**

Sold Date

11-Feb-22

Distance

1.27km

**1/7 AISBETT AVENUE WANTIRNA
SOUTH VIC 3152**
 3  2  2

Sold Price

\$1,000,000

Sold Date

19-Jan-22

Distance

1.6km
RS = Recent sale

UN = Undisclosed Sale

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