

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 CAWLEY 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,290,000

Property type

House

Suburb

Wantirna South

Period-from

01 Sep 2023

to

31 Aug 2024

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 KINGS COURT WANTIRNA SOUTH VIC 3152	1411000	03-Aug-24
46 SOMES STREET WANTIRNA SOUTH VIC 3152	1231111	29-Aug-24
16 HAWKSBURN CRESCENT WANTIRNA SOUTH VIC 3152	1138000	10-Aug-24

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: 15 September 2024



7 KINGS COURT WANTIRNA SOUTH VIC 3152

4 2 2

Sold Price **1411000** Sold Date **03-Aug-24**

Distance **1.05km**



46 SOMES STREET WANTIRNA SOUTH VIC 3152

3 2 2

Sold Price ^{RS} **1231111** ^{UN} Sold Date **29-Aug-24**

Distance **0.67km**



16 HAWKSBURN CRESCENT WANTIRNA SOUTH VIC 3152

3 2 2

Sold Price ^{RS} **1138000** Sold Date **10-Aug-24**

Distance **1.17km**

RS = Recent sale UN = Undisclosed Sale

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