

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

13 Tanderra Crescent 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

\$830,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

*House

X

*Unit

Suburb

Wantirna

Period-from

01 Apr 2018

to

31 Mar 2019

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

17 Mannix Square Wantirna VIC 3152	\$840,000	24-Jan-19
29 Linsley Way Wantirna VIC 3152	\$890,000	16-Feb-19
72 Birchfield Crescent Wantirna VIC 3152	\$862,000	30-Mar-19

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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17 Mannix Square Wantirna VIC 3152

 4  2  2

Sold Price

\$840,000

Sold Date

24-Jan-19

Distance

0.67km



29 Linsley Way Wantirna VIC 3152

 4  2  2

Sold Price

\$890,000

Sold Date

16-Feb-19

Distance

1.1km



72 Birchfield Crescent Wantirna VIC 3152

 4  2  2

Sold Price

^{RS} **\$862,000**

Sold Date

30-Mar-19

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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