

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

2/73 Alderford Drive 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,018,750

Property type

House

Suburb

Wantirna

Period-from

01 Nov 2020

to

31 Oct 2021

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

21 Kidderminster Drive Wantirna VIC 3152	\$1,130,000	17-Apr-21
9/61 Cathies Lane Wantirna South VIC 3152	\$1,066,500	11-Oct-21
92 Aspect Avenue Wantirna South VIC 3152	\$1,150,000	04-Nov-21

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: 18 November 2021

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**21 Kidderminster Drive Wantirna
VIC 3152**

 4  2  2

Sold Price **\$1,130,000** Sold Date **17-Apr-21**

Distance **1.36km**



**9/61 Cathies Lane Wantirna South
VIC 3152**

 4  2  2

Sold Price ^{RS} **\$1,066,500** ^{UN} Sold Date **11-Oct-21**

Distance **1.72km**



**92 Aspect Avenue Wantirna South
VIC 3152**

 4  2  2

Sold Price ^{RS} **\$1,150,000** Sold Date **04-Nov-21**

Distance **2.02km**

RS = Recent sale **UN** = Undisclosed Sale

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