

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

37 CALDER WAY 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

\$1,280,000

&

\$1,380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,210,000

Property type

House

Suburb

Wantirna South

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

3 APLIN PLACE WANTIRNA SOUTH VIC 3152	1342000	14-May-22
41 JESSICA CLOSE WANTIRNA SOUTH VIC 3152	1360000	27-Sep-22
48 MERRYNGROVE WANTIRNA SOUTH VIC 3152	1350000	30-Apr-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 14 October 2022



3 APLIN PLACE WANTIRNA SOUTH VIC 3152

Sold Price

1342000

Sold Date

14-May-22



4



2



2

Distance

1.25km



41 JESSICA CLOSE WANTIRNA SOUTH VIC 3152

Sold Price

^{RS}

1360000

Sold Date

27-Sep-22



5



2



2

Distance

1.46km



48 MERRYN GROVE WANTIRNA SOUTH VIC 3152

Sold Price

1350000

Sold Date

30-Apr-22



4



2



2

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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