



STATEMENT OF INFORMATION

76 MILPERA CRESCENT, WANTIRNA
PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE

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

76 MILPERA 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,128,000

Property type

Land

Suburb

Wantirna

Period-from

01 Jun 2021

to

31 May 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

8 SALISBURY COURT WANTIRNA VIC 3152	\$1,160,000	05-Feb-22
1 GATWICK CLOSE WANTIRNA VIC 3152	\$1,180,000	07-May-22
2/73 ALDERFORD DRIVE WANTIRNA VIC 3152	\$1,200,000	09-Dec-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: 02 June 2022



**8 SALISBURY COURT WANTIRNA
VIC 3152**

Sold Price **\$1,160,000** Sold Date **05-Feb-22**

4 2 2

Distance **1.64km**



**1 GATWICK CLOSE WANTIRNA VIC
3152**

Sold Price ^{RS} **\$1,180,000** ^{UN} Sold Date **07-May-22**

4 2 2

Distance **1.89km**



**2/73 ALDERFORD DRIVE
WANTIRNA VIC 3152**

Sold Price **\$1,200,000** Sold Date **09-Dec-21**

4 2 2

Distance **1.73km**

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

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