

## 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

27 Newcombe Court Wantirna South VIC 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

House

Suburb

Wantirna South

Period-from

01 Sep 2020

to

31 Aug 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

25 Belindavale Drive Knoxfield VIC 3180	\$1,250,000	23-Jul-21
39 Riddell Road Wantirna South VIC 3152	\$1,303,000	01-Apr-21
27 Artesian Avenue Wantirna South VIC 3152	\$1,350,000	15-May-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: 09 September 2021



**25 Belindavale Drive Knoxfield VIC 3180**

Sold Price

<sup>RS</sup> **\$1,250,000**

Sold Date

**23-Jul-21**

 4  2  2

Distance

**1.24km**



**39 Riddell Road Wantirna South VIC 3152**

Sold Price

**\$1,303,000**

Sold Date

**01-Apr-21**

 4  2  2

Distance

**1.74km**



**27 Artesian Avenue Wantirna South VIC 3152**

Sold Price

**\$1,350,000**

Sold Date

**15-May-21**

 4  2  2

Distance

**1.18km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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