

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

7/127 Tyner Road 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

\$829,000

~~or range
between~~

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Wantirna South

Period-from

01 May 2020

to

30 Apr 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

3/127 Tyner Road Wantirna South VIC 3152	\$868,000	20-Jul-20
110 Allister Avenue Knoxfield VIC 3180	\$855,000	26-Feb-21
1/96 David Street North Knoxfield VIC 3180	\$810,000	31-Jan-20

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: 20 May 2021



**3/127 Tyner Road Wantirna South
VIC 3152**

 3  2  2

Sold Price

\$868,000

Sold Date

20-Jul-20

Distance

0.07km



**110 Allister Avenue Knoxfield VIC
3180**

 3  2  2

Sold Price

^{RS} **\$855,000**

Sold Date

26-Feb-21

Distance

1.19km

Aug 20

CoreLogic



**1/96 David Street North Knoxfield
VIC 3180**

 3  2  2

Sold Price

\$810,000

Sold Date

31-Jan-20

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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