

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/4 Tate Avenue 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

\$620,000

&

\$682,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$506,000

*House

*Unit

X

Suburb

Wantirna South

Period-from

01 Jul 2018

to

30 Jun 2019

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

7 Monaro Close Wantirna South VIC 3152	\$680,000	22-Jun-19
3/363 Boronia Road Boronia VIC 3155	\$620,000	16-Apr-19
2/181-183 Harold Street Wantirna VIC 3152	\$658,000	22-Mar-19

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.~~

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7 Monaro Close Wantirna South VIC 3152 Sold Price **\$680,000** Sold Date **22-Jun-19**

 3  1  2

Distance **0.63km**



3/363 Boronia Road Boronia VIC 3155 Sold Price **\$620,000** Sold Date **16-Apr-19**

 3  2  2

Distance **1.42km**



2/181-183 Harold Street Wantirna VIC 3152 Sold Price **\$658,000** Sold Date **22-Mar-19**

 3  2  2

Distance **1.85km**

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

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