

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

2/101 Barmah Drive West 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$631,900

Property type

Unit

Suburb

Wantirna

Period-from

01 Oct 2019

to

30 Sep 2020

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

1/19 Linsley Way Wantirna VIC 3152	\$628,800	02-Jun-20
4/16 Gresford Road Wantirna VIC 3152	\$635,000	01-Dec-19
2 Hibiscus Street Wantirna VIC 3152	\$610,000	06-Feb-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.~~

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1/19 Linsley Way Wantirna VIC 3152 Sold Price **\$628,800** Sold Date **02-Jun-20**

3 1 1

Distance **0.75km**



4/16 Gresford Road Wantirna VIC 3152 Sold Price **\$635,000** Sold Date **01-Dec-19**

2 1 1

Distance **1.82km**



2 Hibiscus Street Wantirna VIC 3152 Sold Price **\$610,000** Sold Date **06-Feb-20**

2 1 1

Distance **1.85km**



4/256 Wantirna Road Wantirna VIC 3152 Sold Price **\$590,000** Sold Date **18-Dec-19**

2 1 2

Distance **2.02km**

RS = Recent sale

UN = Undisclosed Sale

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