

## 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

3 Harmsworth Avenue Wantirna 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$955,000

Property type

House

Suburb

Wantirna

Period-from

01 Jun 2020

to

31 May 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

5 De Felice Place Wantirna VIC 3152	\$1,100,000	10-Apr-21
36 Roehampton Avenue Wantirna VIC 3152	\$1,130,000	03-Jun-21
4 Arbroath Road Wantirna South VIC 3152	\$1,100,000	18-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: 25 June 2021



### 5 De Felice Place Wantirna VIC 3152

 3
  2
  2

Sold Price <sup>RS</sup> **\$1,100,000** Sold Date **10-Apr-21**

Distance **0.42km**



### 36 Roehampton Avenue Wantirna VIC 3152

 3
  2
  2

Sold Price <sup>RS</sup> **\$1,130,000** Sold Date **03-Jun-21**

Distance **1.06km**



### 4 Arbroath Road Wantirna South VIC 3152

 3
  2
  2

Sold Price **\$1,100,000** Sold Date **18-May-21**

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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