

## 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

88 Wakley Crescent 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

\$1,200,000

&

\$1,320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,000,000

\*House

X

\*Unit

Suburb

Wantirna South

Period-from

01 Nov 2017

to

31 Oct 2018

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 six 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

105 Cathies Lane Wantirna South VIC 3152	\$1,320,000	18-Aug-18
13 Armagh Crescent Wantirna South VIC 3152	\$1,315,000	23-Jun-18
18 Mosman Close Wantirna South VIC 3152	\$1,294,000	08-Sep-18

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 six months.~~

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**105 Cathies Lane Wantirna South  
VIC 3152**

 4  3  2

Sold Price **\$1,320,000** Sold Date **18-Aug-18**

Distance **0.51km**



**13 Armagh Crescent Wantirna  
South VIC 3152**

 5  2  2

Sold Price **\$1,315,000** Sold Date **23-Jun-18**

Distance **0.5km**



**18 Mosman Close Wantirna South  
VIC 3152**

 4  3  2

Sold Price **\$1,294,000** Sold Date **08-Sep-18**

Distance **0.61km**

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