

Brett Smith P 03 9801 4777 M 0430 168 788

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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

10 Billabong Court 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		\$1,150,000		&	\$1,250,000			
Median sale price (*Delete house or unit as applicable)											
Median Price	\$960,000	*House X		Х	*Unit		Suburb	Wantirna South			
Period-from	01 May 2018	to	30 Ap	Apr 2019 Source Corele		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	
2/3 Davies Close Wantirna VIC 3152	\$1,255,000	29-Apr-19	
5 Aliki Road Wantirna South VIC 3152	\$1,180,000	12-Apr-19	
24 Monastery Close Wantirna South VIC 3152	\$1,150,000	04-May-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.

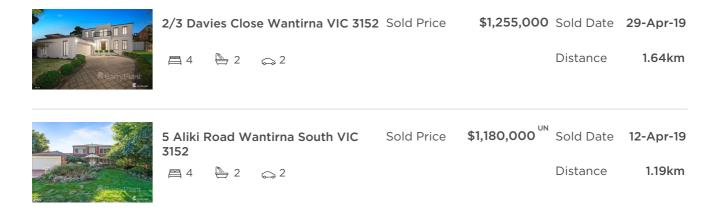
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24 Mor VIC 315		Close Wantirna Sou	h Sold Price	\$1,150,000	Sold Date	04-May-19
	ے	ç, 2			Distance	1.55km

RS = Recent sale UN = Undisclosed Sale

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