

## 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

\*Unit

Suburb

Wantirna South

Period-from

01 May 2018

to

30 Apr 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

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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**2/3 Davies Close Wantirna VIC 3152** Sold Price **\$1,255,000** Sold Date **29-Apr-19**

4 2 2

Distance **1.64km****5 Aliko Road Wantirna South VIC 3152** Sold Price **\$1,180,000<sup>UN</sup>** Sold Date **12-Apr-19**

4 2 2

Distance **1.19km****24 Monastery Close Wantirna South VIC 3152** Sold Price **\$1,150,000** Sold Date **04-May-19**

4 2 2

Distance **1.55km**

RS = Recent sale      UN = Undisclosed Sale

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