

## 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

5 Mawson Close Wantirna South 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

\$770,000

&

\$847,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$922,000

\*House

X

\*Unit

Suburb

Wantirna South

Period-from

01 Aug 2018

to

31 Jul 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

1 Hawksburn Crescent Wantirna South VIC 3152	\$840,000	28-Feb-19
3 Dubin Court Wantirna South VIC 3152	\$808,000	06-Mar-19
12 Old Orchard Drive Wantirna South VIC 3152	\$812,000	15-Apr-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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**1 Hawksburn Crescent Wantirna South VIC 3152**

 4  2  3

Sold Price **\$840,000** Sold Date **28-Feb-19**

Distance **1.38km**



**3 Dubin Court Wantirna South VIC 3152**

 3  2  2

Sold Price **\$808,000** Sold Date **06-Mar-19**

Distance **1.68km**



**12 Old Orchard Drive Wantirna South VIC 3152**

 3  2  2

Sold Price **\$812,000** Sold Date **15-Apr-19**

Distance **1.79km**

RS = Recent sale      UN = Undisclosed Sale

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