

## 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 Hawksburn Crescent 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

\$850,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$897,100

Property type

House

Suburb

Wantirna South

Period-from

01 Oct 2018

to

30 Sep 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

5 Mawson Close Wantirna South VIC 3152	\$900,000	31-Aug-19
9 Mariposa Court Wantirna South VIC 3152	\$885,000	11-May-19
5 Mead Court Wantirna South VIC 3152	\$875,000	27-Sep-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.~~

This Statement of Information was prepared on: 30 October 2019



**5 Mawson Close Wantirna South VIC 3152**

 3  2  2

Sold Price <sup>RS</sup> **\$900,000** <sup>UN</sup> Sold Date **31-Aug-19**

Distance **1.37km**



**9 Mariposa Court Wantirna South VIC 3152**

 3  2  2

Sold Price **\$885,000** Sold Date **11-May-19**

Distance **1.51km**



**5 Mead Court Wantirna South VIC 3152**

 3  2  2

Sold Price <sup>RS</sup> **\$875,000** Sold Date **27-Sep-19**

Distance **1.79km**

RS = Recent sale      UN = Undisclosed Sale

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