

## 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

32 Exell 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 \$950,000 & \$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$990,000 \*House  \*Unit  Suburb Wantirna South

Period-from 01 Feb 2018 to 31 Jan 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 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
24 Belindavale Drive Knoxfield VIC 3180	\$1,005,000	22-Oct-18
32 Renou Road Wantirna South VIC 3152	\$1,000,000	22-Aug-18
1 Glenmaggie Court Wantirna South VIC 3152	\$1,000,000	11-Aug-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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**24 Belindavale Drive Knoxfield VIC 3180** Sold Price **\$1,005,000** Sold Date **22-Oct-18**

4 2 2

Distance **0.6km**



**32 Renou Road Wantirna South VIC 3152** Sold Price **\$1,000,000** Sold Date **22-Aug-18**

4 2 2

Distance **1.69km**



**1 Glenmaggie Court Wantirna South VIC 3152** Sold Price

Sold Date **11-Aug-18**

4 2 2

Distance **1.89km**

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