



## STATEMENT OF INFORMATION

SINGLE RESIDENTIAL PROPERTY LOCATED  
WITHIN THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

### PROPERTY OFFERED FOR SALE

**44 Peak Crescent, Wantirna, VIC 3152**

### INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range Between \$1,150,000 & \$1,250,000**

### MEDIAN SALE PRICE

**Median price \$955,250 | House | Wantirna (3152)**

**Period - From 1 December 2018 to 1 March 2019 | Source - REA**

### COMPARABLE PROPERTY SALES

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
<b>8 PEAK CRESCENT, WANTIRNA VIC 3152</b>	<b>\$1,300,000</b>	<b>30/03/2019</b>
<b>4 ABERDEEN WAY, WANTIRNA VIC 3152</b>	<b>\$1,150,000</b>	<b>15/06/2019</b>
<b>25 PEAK CRESCENT, WANTIRNA VIC 3152</b>	<b>\$1,140,000</b>	<b>29/06/2019</b>

This statement of information was prepared on 26/09/2019