

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

6/19 EARLS 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

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,500

Property type

Unit

Suburb

Wantirna South

Period-from

01 Jul 2023

to

30 Jun 2024

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

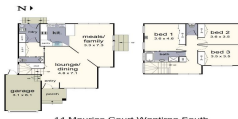
Date of sale

14 MAURICE COURT WANTIRNA SOUTH VIC 3152	840000	07-Mar-24
20/19 SOVEREIGN PLACE WANTIRNA SOUTH VIC 3152	755000	19-Mar-24

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: 13 July 2024



14 MAURICE COURT WANTIRNA SOUTH VIC 3152

3 1 1

Sold Price **840000** Sold Date **07-Mar-24**

Distance **0.84km**



20/19 SOVEREIGN PLACE WANTIRNA SOUTH VIC 3152

3 1 1

Sold Price **755000** Sold Date **19-Mar-24**

Distance **0.4km**

RS = Recent sale UN = Undisclosed Sale

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