Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000	&	\$1,375,000
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Median sale price

Median price	\$1,100,000	Pro	perty Type	House		Suburb	Wantirna
Period - From	01/01/2024	to	31/12/2024		Source	REIV	

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

1	27 Petalnina Dr WANTIRNA 3152	\$1,285,000	16/11/2024
2	6 Balmain Ct WANTIRNA 3152	\$1,387,000	09/11/2024
3	7 Pacific CI WANTIRNA 3152	\$1,391,000	27/10/2024

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.

This Statement of Information was prepared on:	12/02/2025 11:52
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Date of sale







Property Type: House **Land Size:** 671 sqm approx Agent Comments

Indicative Selling Price \$1,250,000 - \$1,375,000 Median House Price Year ending December 2024: \$1,100,000

Comparable Properties



27 Petalnina Dr WANTIRNA 3152 (REI)

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Price: \$1,285,000 **Method:** Auction Sale **Date:** 16/11/2024

Property Type: House (Res)

Agent Comments



6 Balmain Ct WANTIRNA 3152 (REI/VG)

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Agent Comments

Price: \$1,387,000 **Method:** Auction Sale **Date:** 09/11/2024

Property Type: House (Res) **Land Size:** 652 sqm approx



7 Pacific CI WANTIRNA 3152 (VG)

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Price: \$1,391,000 Method: Sale Date: 27/10/2024

Property Type: House (Res) **Land Size:** 698 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9803 0400





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