

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

1 HELPMANN STREET 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,261,500

Property type

House

Suburb

Wantirna South

Period-from

01 Jan 2023

to

31 Dec 2023

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

Address of comparable property	Price	Date of sale
14 GROVE WAY WANTIRNA SOUTH VIC 3152	\$880,000	20-Dec-23

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.

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Dylan Hare

M 0431630741

E dylan.hare@noeljones.com.au



14 GROVE WAY WANTIRNA SOUTH VIC 3152

 3  2  2

Sold Price

^{RS}

\$880,000

Sold Date

20-Dec-23

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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