Bill Katsoulis T/A @realty (ABN/ACN: 41 288 796 054) Level 31/120 Collins Street Melbourne 3000 Tel: 0419 514 276 Agent No: 082189L Email: billkatsoulis@atrealty.com.au

VR027 © Lawsoft Pty Ltd

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area

Property	offered	tor	sa	le

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single price \$645,000 or range between \$*	Address 5/183 Stud Road Wantirna Sour Including suburb and postcode Including suburb and pos	derquoting (*Del ween <u>\$*</u> Init	Suburb <u>W</u> antirna	& <u>\$</u>
Including suburb and postcode Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single price \$645,000	Including suburb and postcode Indicative selling price For the meaning of this price see consumer.vic.gov.au/ur Single price \$645,000 or range be Median sale price Median price \$532,500 Property Type Period - From 01/01/23 to 31/12/23 Comparable property sales (*Delete A or B A* These are the three properties sold within two kiloestate agent or agent's representative considers to	derquoting (*Del ween <u>\$*</u> Init	Suburb <u>W</u> antirna	& <u>\$</u>
ndicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single price \$645,000 or range between \$*	postcode Indicative selling price For the meaning of this price see consumer.vic.gov.au/ur Single price \$645,000 or range be Median sale price Median price \$532,500 Property Type Period - From 01/01/23 to 31/12/23 Comparable property sales (*Delete A or B A* These are the three properties sold within two kilo estate agent or agent's representative considers to	ween <u>\$*</u>	Suburb <u>W</u> antirna	& <u>\$</u>
Single price \$645,000 or range between \$* & \$ Median sale price Median price \$532,500 Property Type Unit Suburb Wantirna South Period - From 01/01/23 to 31/12/23 Source Pricefinder Comparable property sales (*Delete A or B below as applicable) These are the three properties sold within two kilometres of the property for sale in the last six months to estate agent or agent's representative considers to be most comparable to the property for sale.	Single price \$645,000 or range be Median sale price Median price \$532,500 Property Type Period - From 01/01/23 to 31/12/23 Comparable property sales (*Delete A or B These are the three properties sold within two kilo estate agent or agent's representative considers to	ween <u>\$*</u>	Suburb <u>W</u> antirna	& <u>\$</u>
Single price \$645,000 or range between \$* & \$ Median sale price Median price \$532,500 Property Type Unit Suburb Wantirna South Period - From 01/01/23 to 31/12/23 Source Pricefinder Comparable property sales (*Delete A or B below as applicable) * These are the three properties sold within two kilometres of the property for sale in the last six months to estate agent or agent's representative considers to be most comparable to the property for sale.	Single price \$645,000 or range be Median sale price Median price \$532,500 Property Type L Period - From 01/01/23 to 31/12/23 Comparable property sales (*Delete A or B ** These are the three properties sold within two kilo estate agent or agent's representative considers to	ween <u>\$*</u>	Suburb <u>W</u> antirna	& <u>\$</u>
Median price \$532,500 Property Type Unit Suburb Wantirna South Period - From 01/01/23 to 31/12/23 Source Pricefinder Comparable property sales (*Delete A or B below as applicable) These are the three properties sold within two kilometres of the property for sale in the last six months to estate agent or agent's representative considers to be most comparable to the property for sale.	Median sale price Median price \$532,500 Property Type Comparable property sales (*Delete A or B These are the three properties sold within two kilosestate agent or agent's representative considers to	Init Source	Suburb Wantirna Pricefinder	\$ South
Median price \$532,500 Property Type Unit Suburb Wantirna South Period - From 01/01/23 to 31/12/23 Source Pricefinder Comparable property sales (*Delete A or B below as applicable) * These are the three properties sold within two kilometres of the property for sale in the last six months to estate agent or agent's representative considers to be most comparable to the property for sale.	Median price \$532,500 Property Type Comparable property sales (*Delete A or B These are the three properties sold within two kilosestate agent or agent's representative considers to	Source	Pricefinder	South
Period - From 01/01/23 to 31/12/23 Source Pricefinder Comparable property sales (*Delete A or B below as applicable) * These are the three properties sold within two kilometres of the property for sale in the last six months to estate agent or agent's representative considers to be most comparable to the property for sale.	Period - From 01/01/23 to 31/12/23 Comparable property sales (*Delete A or B * These are the three properties sold within two kilo estate agent or agent's representative considers to	Source	Pricefinder	South
These are the three properties sold within two kilometres of the property for sale in the last six months to estate agent or agent's representative considers to be most comparable to the property for sale.	These are the three properties sold within two kilo estate agent or agent's representative considers to			
* These are the three properties sold within two kilometres of the property for sale in the last six months to estate agent or agent's representative considers to be most comparable to the property for sale.	* These are the three properties sold within two kilo estate agent or agent's representative considers to	halow as ann		
Address of comparable property Price Date of sal		netres of the prop	perty for sale in the I	
	Address of comparable property		Price	Date of sale
2/183 Stud Road Wantirna South \$665,000 10/02/24	2/183 Stud Road Wantirna South		\$665,000	10/02/24
2 8/79 Lewis Road Wantirna South \$670,000 08/01/24	2 8/79 Lewis Road Wantirna South		\$670,000	08/01/24
3 \$	3		\$	

This Statement of Information was prepared on:	21/03/24

reaforms.com.au 5/183 Stud Road Wantirna South