

# 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

4 Farmers Grove, Wantirna South, 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

&

\$1,265,000

### Median sale price

Median price

\$1,242,000

Property type

House

Suburb

Wantirna South

Period - From

01/01/2024

to

31/12/2024

Source



### 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	Date of sale
1 Milbrey Close, Wantirna South, VIC 3152	\$1,218,000	16/11/2024
3 Aspect Ave, Wantirna South, VIC 3152	\$1,248,888	28/09/2024
10 Verdant Street, Wantirna South, VIC 3152	\$1,285,000	07/08/2024

**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: 15/01/2025