

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

87 ALDERFORD DRIVE WANTIRNA 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

\$1,350,000

&

\$1,485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,122,944

Property type

House

Suburb

Wantirna

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

86 ALDERFORD DRIVE WANTIRNA VIC 3152	\$1,375,000	18-May-24
38 ALDERFORD DRIVE WANTIRNA VIC 3152	\$1,392,000	18-May-24
42 MATILDA AVENUE WANTIRNA SOUTH VIC 3152	\$1,455,500	13-Jul-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: 18 July 2024



86 ALDERFORD DRIVE WANTIRNA VIC 3152 Sold Price ^{RS} **\$1,375,000** Sold Date **18-May-24**

4 2 2

Distance **0.04km**



38 ALDERFORD DRIVE WANTIRNA VIC 3152 Sold Price ^{RS} **\$1,392,000** Sold Date **18-May-24**

4 2 2

Distance **0.49km**



42 MATILDA AVENUE WANTIRNA SOUTH VIC 3152 Sold Price ^{RS} **\$1,455,500** Sold Date **13-Jul-24**

4 2 2

Distance **1.19km**

RS = Recent sale **UN** = Undisclosed Sale

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