

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

2 Miriam Close, Wantirna South Vic 3152

Indicative selling price

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

Range between

\$1,800,000

&

\$1,980,000

Median sale price

Median price

\$1,220,000

Property Type

House

Suburb

Wantirna South

Period - From

01/04/2023

to

30/06/2023

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	Date of sale
1	1 Aspen CI WANTIRNA SOUTH 3152	\$1,953,000	21/09/2023
2	62 Barmah Dr.W WANTIRNA 3152	\$1,930,000	19/04/2023
3	3 Miriam CI WANTIRNA SOUTH 3152	\$1,850,000	24/04/2023

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:

04/10/2023 12:03



5 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

June quarter 2023: \$1,220,000

Comparable Properties



1 Aspen CI WANTIRNA SOUTH 3152 (REI)

Agent Comments

5 3 4

Price: \$1,953,000

Method: Sold Before Auction

Date: 21/09/2023

Property Type: House (Res)

Land Size: 757 sqm approx



62 Barmah Dr.W WANTIRNA 3152 (REI)

Agent Comments

4 2 2

Price: \$1,930,000

Method: Sold Before Auction

Date: 19/04/2023

Property Type: House (Res)

Land Size: 631 sqm approx



3 Miriam CI WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments

6 3 2

Price: \$1,850,000

Method: Private Sale

Date: 24/04/2023

Property Type: House

Land Size: 732 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799