

# 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

11 Ireland Avenue, 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 \$895,000

&

\$980,000

### Median sale price

Median price \$1,193,250

Property Type House

Suburb Wantirna South

Period - From 01/01/2021

to

31/03/2021

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	18 Baudelaire Av WANTIRNA 3152	\$1,027,000	27/03/2021
2	81 Rachele Dr WANTIRNA 3152	\$1,000,000	26/02/2021
3	16 Northam Rd WANTIRNA 3152	\$891,000	03/04/2021

**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:

28/04/2021 15:03



**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 762 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$895,000 - \$980,000  
**Median House Price**  
March quarter 2021: \$1,193,250

## Comparable Properties

### 18 Baudelaire Av WANTIRNA 3152 (REI)

[Agent Comments](#)



**Price:** \$1,027,000  
**Method:** Auction Sale  
**Date:** 27/03/2021  
**Property Type:** House (Res)



### 81 Rachelle Dr WANTIRNA 3152 (REI)

[Agent Comments](#)



**Price:** \$1,000,000  
**Method:** Auction Sale  
**Date:** 26/02/2021  
**Property Type:** House (Res)  
**Land Size:** 929 sqm approx

### 16 Northam Rd WANTIRNA 3152 (REI)

[Agent Comments](#)



**Price:** \$891,000  
**Method:** Auction Sale  
**Date:** 03/04/2021  
**Property Type:** House (Res)  
**Land Size:** 748 sqm approx