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	rdant Street, Wantirna South Vic 3152
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Indicative selling price

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

Range between	\$1,050,000	&	\$1,150,000

Median sale price

Median price	\$1,025,600	Pro	perty Type	House		Suburb	Wantirna South
Period - From	01/01/2020	to	31/12/2020		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

Add	dress of comparable property	Price	Date of sale
1	10 Marianna PI WANTIRNA SOUTH 3152	\$1,078,000	06/03/2021
2	16 Anderson Ct WANTIRNA SOUTH 3152	\$1,070,000	19/12/2020
3	22 Roycroft Av WANTIRNA SOUTH 3152	\$1,050,000	06/02/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/03/2021 15:46



McGrath

Wilson Shi 03 9889 8800 0420 481 226

Indicative Selling Price \$1,050,000 - \$1,150,000 **Median House Price** Year ending December 2020: \$1,025,600

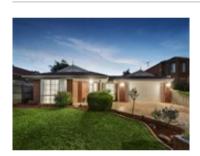
Wilsonshi@Mcgrath.com.au





Property Type: Land Land Size: 391 sqm approx **Agent Comments**

Comparable Properties



10 Marianna PI WANTIRNA SOUTH 3152 (REI)

Price: \$1,078,000 Method: Auction Sale Date: 06/03/2021

Property Type: House (Res) Land Size: 537 sqm approx



16 Anderson Ct WANTIRNA SOUTH 3152

(REI/VG)

Price: \$1,070,000 Method: Auction Sale Date: 19/12/2020

Property Type: House (Res) Land Size: 682 sqm approx

Price: \$1,050,000 Method: Auction Sale Date: 06/02/2021

Property Type: House (Res) Land Size: 670 sqm approx

22 Roycroft Av WANTIRNA SOUTH 3152 (REI) Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





Agent Comments

Agent Comments