

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

14 Verdant Street, Wantirna South Vic 3152

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

Property 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 | 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 comparable properties 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



Property Type: Land

Land Size: 391 sqm approx

Agent Comments

Comparable Properties



10 Marianna PI WANTIRNA SOUTH 3152 (REI) Agent Comments



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) Agent Comments



Price: \$1,070,000

Method: Auction Sale

Date: 19/12/2020

Property Type: House (Res)

Land Size: 682 sqm approx



22 Roycroft Av WANTIRNA SOUTH 3152 (REI) Agent Comments



Price: \$1,050,000

Method: Auction Sale

Date: 06/02/2021

Property Type: House (Res)

Land Size: 670 sqm approx