

# 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

4 Newman Road, 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

\$990,000

&

\$1,089,000

### Median sale price

Median price

\$1,171,000

Property Type

House

Suburb

Wantirna South

Period - From

01/10/2020

to

30/09/2021

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	11 Ireland Av WANTIRNA SOUTH 3152	\$1,050,000	02/06/2021
2	44 Lewis Rd WANTIRNA SOUTH 3152	\$1,001,000	09/10/2021
3	30 Ireland Av WANTIRNA SOUTH 3152	\$998,000	14/05/2021

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:

02/11/2021 19:31

4 Newman Road, Wantirna South Vic 3152

**McGrath**

Wilson Shi

03 9889 8800

0420 481 226

Wilsonshi@Mcgrath.com.au

**Indicative Selling Price**

\$990,000 - \$1,089,000

**Median House Price**

Year ending September 2021: \$1,171,000



4 2 2

**Property Type:** House (Res)

**Land Size:** 731 sqm approx

Agent Comments

## Comparable Properties



**11 Ireland Av WANTIRNA SOUTH 3152 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,050,000

**Method:** Sold Before Auction

**Date:** 02/06/2021

**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 762 sqm approx



**44 Lewis Rd WANTIRNA SOUTH 3152 (REI)**

Agent Comments

4 1 2

**Price:** \$1,001,000

**Method:** Auction Sale

**Date:** 09/10/2021

**Property Type:** House (Res)

**Land Size:** 729 sqm approx



**30 Ireland Av WANTIRNA SOUTH 3152 (REI)**

Agent Comments

- - -

**Price:** \$998,000

**Method:** Private Sale

**Date:** 14/05/2021

**Property Type:** Land

**Land Size:** 719 sqm approx

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



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