### 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	e consu	imer.vic.go	v.au/	/underquot	ing		
Range betweer	\$990,000		&		\$1,089,000			
Median sale pr	rice							
Median price	\$1,171,000	Prop	Property Type Hous		se		Suburb	Wantirna South
Period - From	01/10/2020	to 3	30/09/2021		So	urce	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.

Ade	dress 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

# **M**c**Grath**

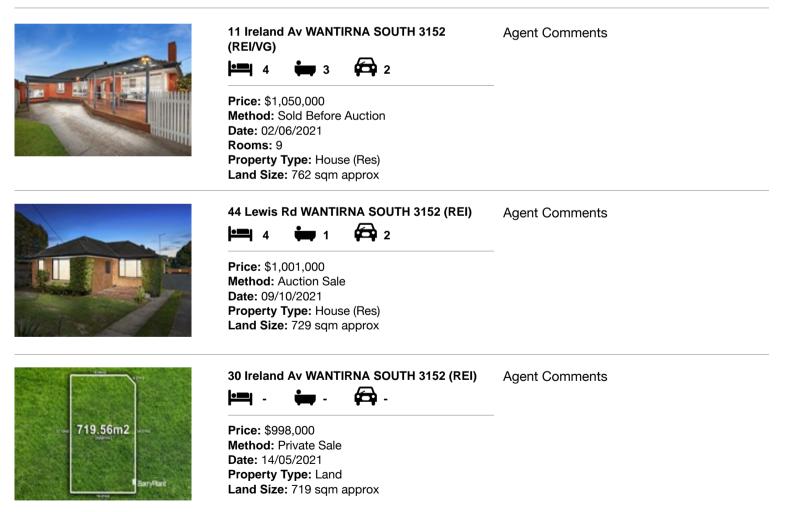




**Property Type:** House (Res) **Land Size:** 731 sqm approx Agent Comments Wilson Shi 03 9889 8800 0420 481 226 Wilsonshi@Mcgrath.com.au

Indicative Selling Price \$990,000 - \$1,089,000 Median House Price Year ending September 2021: \$1,171,000

## **Comparable Properties**



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





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