

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 Mariemont Avenue, Wantirna Vic 3152

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$1,245,335

Property Type

House

Suburb

Wantirna

Period - From

01/10/2023

to

31/12/2023

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	19 Paul Av WANTIRNA SOUTH 3152	\$953,000	10/02/2024
2	13 Brentwood Dr WANTIRNA 3152	\$940,000	01/02/2024
3	6 Lincoln Av BAYSWATER 3153	\$905,000	24/02/2024

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:

12/03/2024 13:17

4 Mariemont Avenue, Wantirna Vic 3152

McGrath

Janelle Gu

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Indicative Selling Price

\$900,000 - \$990,000

Median House Price

December quarter 2023: \$1,245,335



5 2 2

Property Type: House

Agent Comments

Comparable Properties



19 Paul Av WANTIRNA SOUTH 3152 (REI)

Agent Comments

3 1 2

Price: \$953,000

Method: Auction Sale

Date: 10/02/2024

Property Type: House (Res)

Land Size: 731 sqm approx



13 Brentwood Dr WANTIRNA 3152 (REI)

Agent Comments

4 2 2

Price: \$940,000

Method: Private Sale

Date: 01/02/2024

Property Type: House

Land Size: 536 sqm approx



6 Lincoln Av BAYSWATER 3153 (REI)

Agent Comments

3 1 2

Price: \$905,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 756 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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