

# 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

59 Artesian Avenue, 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 \$1,120,000

&

\$1,230,000

### Median sale price

Median price \$992,000

Property Type House

Suburb Wantirna South

Period - From 25/02/2020

to

24/02/2021

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	38 Aspect Av WANTIRNA SOUTH 3152	\$1,170,000	06/11/2020
2	20 Meridian Pde WANTIRNA SOUTH 3152	\$1,165,000	14/11/2020
3			

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:

25/02/2021 15:39

59 Artesian Avenue, Wantirna South Vic 3152



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$1,120,000 - \$1,230,000  
**Median House Price**  
25/02/2020 - 24/02/2021: \$992,000

## Comparable Properties

**38 Aspect Av WANTIRNA SOUTH 3152 (VG)**

**Agent Comments**



**Price:** \$1,170,000  
**Method:** Sale  
**Date:** 06/11/2020  
**Property Type:** House (Res)  
**Land Size:** 301 sqm approx



**20 Meridian Pde WANTIRNA SOUTH 3152 (REI/VG)**

**Agent Comments**



**Price:** \$1,165,000  
**Method:** Auction Sale  
**Date:** 14/11/2020  
**Property Type:** House (Res)  
**Land Size:** 559 sqm approx

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.

**Account** - Biggin & Scott Glen Waverley | P: 03 9560 8888 | F: 03 9802 1269