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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

Lot 7 / 4 Nizam Court, Wantima, VIC, 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,757,381

or range between

&

### Median sale price

Median price

\$1,090,000

\*House

\*Unit

Yes

Suburb

Wantima

Period - From

01/01/2024

to

31/12/2024

Source

Price Finder

### Comparable property sales

**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.

Property data source: [Pricefinder](#). Generated on 6<sup>th</sup> February 2025

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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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### Property offered for sale

Address  
Including suburb and  
postcode

Lot 8 / 4 Nizam Court, Wantirna, VIC, 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,720,910

or range between

&

### Median sale price

Median price \$1,090,000

\*House

\*Unit

Yes

Suburb Wantirna

Period - From 01/01/2024 to 31/12/2024

Source Price Finder

### Comparable property sales

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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

Lot 9 / 4 Nizam Court, Wantima, VIC, 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,751,218

or range between

&

### Median sale price

Median price

\$1,090,000

\*House

\*Unit

Yes

Suburb

Wantima

Period - From

01/01/2024

to

31/12/2024

Source

Price Finder

### Comparable property sales

**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.

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