

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

7 ROTHBURY COURT WANTIRNA VIC 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,102,500

Property type

House

Suburb

Wantirna

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

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 6 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

2 ROTHBURY COURT WANTIRNA VIC 3152	\$1,038,888	23-Jul-22
30 MARIEMONT AVENUE WANTIRNA VIC 3152	\$950,000	28-May-22
3 HOGAN COURT WANTIRNA SOUTH VIC 3152	\$990,000	05-May-22

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 6 months.~~

This Statement of Information was prepared on: 27 September 2022



2 ROTHBURY COURT WANTIRNA VIC 3152

4 2 2

Sold Price

^{RS}
\$1,038,888

Sold Date

23-Jul-22

Distance

0.06km


30 MARIEMONT AVENUE WANTIRNA VIC 3152

4 2 2

Sold Price

\$950,000

Sold Date

28-May-22

Distance

0.88km


3 HOGAN COURT WANTIRNA SOUTH VIC 3152

3 2 2

Sold Price

\$990,000

Sold Date

05-May-22

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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