

# 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

9 Juniper Road, Wantirna 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 \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,240,000

Property Type House

Suburb Wantirna

Period - From 01/07/2021

to

30/09/2021

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	17 Mint St WANTIRNA 3152	\$1,380,000	24/07/2021
2	269 Wantirna Rd WANTIRNA 3152	\$1,300,000	25/05/2021
3	27 Juniper Rd WANTIRNA 3152	\$1,290,000	02/07/2021

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:

12/11/2021 15:30



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 972 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
September quarter 2021: \$1,240,000

## Comparable Properties



**17 Mint St WANTIRNA 3152 (REI)**

**Agent Comments**



**Price:** \$1,380,000  
**Method:** Auction Sale  
**Date:** 24/07/2021  
**Property Type:** House  
**Land Size:** 976 sqm approx

**269 Wantirna Rd WANTIRNA 3152 (VG)**

**Agent Comments**



**Price:** \$1,300,000  
**Method:** Sale  
**Date:** 25/05/2021  
**Property Type:** House (Res)  
**Land Size:** 782 sqm approx



**27 Juniper Rd WANTIRNA 3152 (REI/VG)**

**Agent Comments**



**Price:** \$1,290,000  
**Method:** Private Sale  
**Date:** 02/07/2021  
**Property Type:** House  
**Land Size:** 700 sqm approx