

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

11 Gravillia Grove, Wantirna South Vic 3152

Indicative selling price

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

Single price

\$1,620,000

Median sale price

Median price

\$1,337,500

Property Type

House

Suburb

Wantirna South

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	2 Peak Cr WANTIRNA 3152	\$1,760,000	02/09/2023
2	3 Hilson Cl WANTIRNA SOUTH 3152	\$1,652,000	28/10/2023
3	16 Gravillia Gr WANTIRNA SOUTH 3152	\$1,635,500	26/08/2023

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:

19/02/2024 13:35



5
 2
 3

Property Type: House
Land Size: 400 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,620,000

Median House Price
 December quarter 2023: \$1,337,500

Comparable Properties



2 Peak Cr WANTIRNA 3152 (REI/VG)

Agent Comments

5
 3
 2

Price: \$1,760,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 488 sqm approx



3 Hilson Cl WANTIRNA SOUTH 3152 (REI)

Agent Comments

4
 3
 2

Price: \$1,652,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 729 sqm approx



16 Gravillia Gr WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments

5
 2
 2

Price: \$1,635,500
Method: Sold Before Auction
Date: 26/08/2023
Property Type: House (Res)
Land Size: 400 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799