# 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

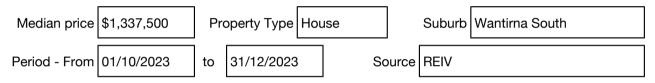
11 Gravillia Grove, Wantirna South Vic 3152

## Indicative selling price

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Single price \$1,620,000

### Median sale price



## 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.

Ado	dress of comparable property	Price	Date of sale
1	2 Peak Cr WANTIRNA 3152	\$1,760,000	02/09/2023
2	3 Hilson CI 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







**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)



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

#### Agent Comments

3 Hilson CI WANTIRNA SOUTH 3152 (REI)



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)



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



propertydata

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Agent Comments

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