

# 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

24 Appledale Way, Wantirna South Vic 3152

### Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

### Median sale price

Median price \$1,220,000

Property Type House

Suburb Wantirna South

Period - From 01/04/2023

to

30/06/2023

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	46 Viewmont St WANTIRNA SOUTH 3152	\$1,675,000	22/07/2023
2	5 Appledale Way WANTIRNA SOUTH 3152	\$1,635,000	27/05/2023
3	19 Verdant St WANTIRNA SOUTH 3152	\$1,530,000	28/02/2023

**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:

09/08/2023 12:06



6 3 2

**Property Type:** Land

**Land Size:** 457 sqm approx

Agent Comments

## Comparable Properties



**46 Viewmont St WANTIRNA SOUTH 3152 (REI)** Agent Comments

4 2 2

**Price:** \$1,675,000

**Method:** Auction Sale

**Date:** 22/07/2023

**Property Type:** House (Res)

**Land Size:** 351 sqm approx



**5 Appledale Way WANTIRNA SOUTH 3152 (VG)**

Agent Comments

4 - -

**Price:** \$1,635,000

**Method:** Sale

**Date:** 27/05/2023

**Property Type:** House (Res)

**Land Size:** 444 sqm approx



**19 Verdant St WANTIRNA SOUTH 3152 (VG)**

Agent Comments

4 - -

**Price:** \$1,530,000

**Method:** Sale

**Date:** 28/02/2023

**Property Type:** House (Res)

**Land Size:** 519 sqm approx