

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

274 Wantirna Road, Wantirna Vic 3152

Indicative selling price

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

Single price \$950,000

Median sale price

Median price \$1,245,335

Property Type House

Suburb Wantirna

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	42 Stokes Rd WANTIRNA 3152	\$985,000	09/12/2023
2	24 Cuthbert St HEATHMONT 3135	\$870,000	24/11/2023
3	9 Badminton Ct WANTIRNA 3152	\$800,000	03/11/2023

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:

06/02/2024 17:27



 3  1  1

Property Type: House
Land Size: 728 sqm approx
Agent Comments

Indicative Selling Price
 \$950,000
Median House Price
 December quarter 2023: \$1,245,335

Comparable Properties



42 Stokes Rd WANTIRNA 3152 (REI)

Agent Comments

 3  2  2

Price: \$985,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 766 sqm approx



24 Cuthbert St HEATHMONT 3135 (REI/VG)

Agent Comments

 3  1  2

Price: \$870,000
Method: Private Sale
Date: 24/11/2023
Property Type: House (Res)
Land Size: 652 sqm approx



9 Badminton Ct WANTIRNA 3152 (REI)

Agent Comments

 3  1  1

Price: \$800,000
Method: Sold Before Auction
Date: 03/11/2023
Property Type: House (Res)
Land Size: 839 sqm approx

Account - Barry Plant | P: 03 9842 8888