Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

1 Grammar Parade, Wantirna Vic 3152
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Indicative selling price

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

Range between \$1,150,000	&	\$1,265,000
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Median sale price

Median price	\$911,000	Pro	perty Type	House		Suburb	Wantirna
Period - From	28/01/2020	to	27/01/2021		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

Au	areas or comparable property	1 1100	Date of Sale
1	77 Wakley Cr WANTIRNA SOUTH 3152	\$1,230,000	10/10/2020
2	12 Gelea Cr VERMONT SOUTH 3133	\$1,225,000	11/10/2020
3	20 Meridian Pde WANTIRNA SOUTH 3152	\$1,165,000	14/11/2020

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:	28/01/2021 13:20



Date of sale











Rooms: 7

Property Type: House Land Size: 359 sqm approx

Agent Comments

Indicative Selling Price \$1,150,000 - \$1,265,000 **Median House Price**

28/01/2020 - 27/01/2021: \$911,000

Comparable Properties



77 Wakley Cr WANTIRNA SOUTH 3152

(REI/VG)

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4

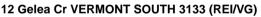






Price: \$1,230,000 Method: Auction Sale Date: 10/10/2020

Property Type: House (Res) Land Size: 688 sqm approx **Agent Comments**









Price: \$1,225,000 Method: Private Sale Date: 11/10/2020

Property Type: House (Res) Land Size: 826 sqm approx

Agent Comments











Price: \$1,165,000 Method: Auction Sale Date: 14/11/2020

Property Type: House (Res) Land Size: 559 sqm approx

Agent Comments

Account - VICPROP



