

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

31 Grammar Parade, Wantirna Vic 3152

Indicative selling price

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

Range between \$1,150,000

&

\$1,265,000

Median sale price

Median price \$911,000

Property 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 | Price | 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



4 3 2

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)

Agent Comments

4 2 2

Price: \$1,230,000
Method: Auction Sale
Date: 10/10/2020
Property Type: House (Res)
Land Size: 688 sqm approx



12 Gelea Cr VERMONT SOUTH 3133 (REI/VG)

Agent Comments

4 2 2

Price: \$1,225,000
Method: Private Sale
Date: 11/10/2020
Property Type: House (Res)
Land Size: 826 sqm approx



20 Meridian Pde WANTIRNA SOUTH 3152 (REI)

Agent Comments

4 2 2

Price: \$1,165,000
Method: Auction Sale
Date: 14/11/2020
Property Type: House (Res)
Land Size: 559 sqm approx