

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 28 Glen Barry Road, Wantirna, VIC 3152

Indicative selling price

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

Price Range \$970,000 & \$1,065,000

Median sale price

Median price \$950,000 Property Type House Suburb Wantirna (3152)

Period - From 25/11/2020 to 24/11/2021 Source REA

Comparable property sales

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
64 STUD ROAD, WANTIRNA VIC 3152	\$990,000	04/06/2021
19 DALKEITH ROAD, WANTIRNA VIC 3152	\$1,146,000	30/10/2021
80 STUD ROAD, WANTIRNA VIC 3152	\$1,033,000	13/07/2021

This Statement of Information was prepared on: 30/11/2021