

## 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

1/16 GRESFORD ROAD WANTIRNA VIC 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$748,000

Property type

Unit

Suburb

Wantirna

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

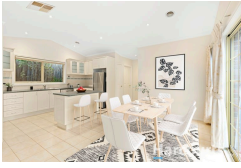
Date of sale

2/12 GRESFORD ROAD WANTIRNA VIC 3152	\$820,000	02-May-23
27/745-751 BORONIA ROAD WANTIRNA VIC 3152	\$807,000	24-Jul-23

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 6 months.

This Statement of Information was prepared on: 19 September 2023

**2/12 GRESFORD ROAD WANTIRNA  
VIC 3152**

Sold Price

**\$820,000**

Sold Date

**02-May-23**

Distance

**0.04km****27/745-751 BORONIA ROAD  
WANTIRNA VIC 3152**

Sold Price

<sup>RS</sup> **\$807,000**

Sold Date

**24-Jul-23**

Distance

**1.23km****RS** = Recent sale**UN** = Undisclosed Sale

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