

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

10 Cathies Lane, Wantirna South Vic 3152

Indicative selling price

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

Range between

\$1,300,000

&

\$1,380,000

Median sale price

Median price

\$1,202,000

Property Type

House

Suburb

Wantirna South

Period - From

01/01/2022

to

31/12/2022

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	10 Sovereign PI WANTIRNA SOUTH 3152	\$1,390,000	04/02/2023
2	4 Tresise Av WANTIRNA SOUTH 3152	\$1,381,000	19/11/2022
3			

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:

04/02/2023 23:20

10 Cathies Lane, Wantirna South Vic 3152

McGrath

Loeky Kwe

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Indicative Selling Price

\$1,300,000 - \$1,380,000

Median House Price

Year ending December 2022: \$1,202,000



6 3 2

Property Type: House

Land Size: 639 sqm approx

Agent Comments

Comparable Properties



10 Sovereign PI WANTIRNA SOUTH 3152 (REI) Agent Comments

4 2 2

Land Size 600sqm

Price: \$1,390,000

Method: Auction Sale

Date: 04/02/2023

Property Type: House (Res)



4 Tresise Av WANTIRNA SOUTH 3152 (REI) Agent Comments

5 2 4

Price: \$1,381,000

Method: Auction Sale

Date: 19/11/2022

Property Type: House (Res)

Land Size: 788 sqm approx

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.

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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