

## 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

HAYGARTH COURT WANTIRNA SOUTH VIC 3152

### Indicative selling price

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

Single Price

or range  
between

\$1,400,000

&

\$1,540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,277,500

Property type

House

Suburb

Wantirna South

Period-from

01 Oct 2023

to

30 Sep 2024

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

| Address of comparable property             | Price       | Date of sale |
|--|-------------|--------------|
| 24 HELPMANN STREET WANTIRNA SOUTH VIC 3152 | \$1,698,000 | 29-Jun-24    |
|  |             |              |
|  |             |              |

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: 17 October 2024

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**24 HELPMANN STREET WANTIRNA** Sold Price <sup>RS</sup> **\$1,698,000** Sold Date **29-Jun-24**  
**SOUTH VIC 3152**

 4  2  4

Distance **0.42km**

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

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