

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

4 Northam Road Wantirna VIC 3152

Indicative selling price

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

Single Price

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Wantirna

Period-from

01 Oct 2020

to

30 Sep 2021

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

8 Kenross Court Wantirna VIC 3152	\$1,011,000	04-Sep-21
456 Mountain Highway Wantirna VIC 3152	\$965,000	07-Aug-21
39 Inchcape Avenue Wantirna VIC 3152	\$1,295,000	11-Sep-21

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: 07 October 2021


8 Kenross Court Wantirna VIC 3152

Sold Price

^{RS}
\$1,011,000

Sold Date

04-Sep-21


4

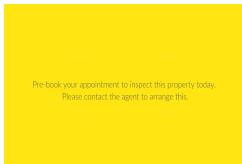


2



2

Distance

0.14km

456 Mountain Highway Wantirna VIC 3152

Sold Price

^{RS}
\$965,000

Sold Date

07-Aug-21


4



2



3

Distance

0.59km

39 Inchcape Avenue Wantirna VIC 3152

Sold Price

^{RS}
\$1,295,000

Sold Date

11-Sep-21


4



2



2

Distance

0.81km
RS = Recent sale

UN = Undisclosed Sale

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