

## 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

1C WHITE ROAD 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

\$1,080,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,298,000

Property type

House

Suburb

Wantirna South

Period-from

01 Aug 2023

to

31 Jul 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

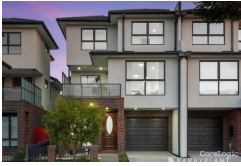
Date of sale

Address of comparable property	Price	Date of sale
1B WHITE ROAD WANTIRNA SOUTH VIC 3152	\$1,030,000	18-Jun-24
2/19 ARBROATH ROAD WANTIRNA SOUTH VIC 3152	\$1,113,000	04-May-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: 06 August 2024



**1B WHITE ROAD WANTIRNA  
SOUTH VIC 3152**

4 3 -

Sold Price <sup>RS</sup> **\$1,030,000** Sold Date **18-Jun-24**

Distance **0.02km**



**2/19 ARBROATH ROAD WANTIRNA  
SOUTH VIC 3152**

3 3 2

Sold Price **\$1,113,000** Sold Date **04-May-24**

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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