

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

52 Sylphide Way, Wantirna South Vic 3152

Indicative selling price

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

Range between \$880,000 & \$968,000

Median sale price

Median price \$1,035,000 Property Type House Suburb Wantirna South

Period - From 01/04/2020 to 31/03/2021 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	48 Rosehill St SCORESBY 3179	\$933,000	27/06/2021
2	18 Wolf St WANTIRNA SOUTH 3152	\$955,000	22/05/2021
3	36 Sheppard Dr SCORESBY 3179	\$899,000	17/04/2021

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:

05/07/2021 12:11



Property Type: House (Previously Occupied - Detached)
Land Size: 767 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$968,000
Median House Price
Year ending March 2021: \$1,035,000

Comparable Properties



48 Rosehill St SCORESBY 3179 (REI)

Agent Comments



Price: \$933,000
Method: Auction Sale
Date: 27/06/2021
Property Type: House
Land Size: 719 sqm approx



18 Wolf St WANTIRNA SOUTH 3152 (REI)

Agent Comments



Price: \$955,000
Method: Auction Sale
Date: 22/05/2021
Property Type: House (Res)
Land Size: 661 sqm approx



36 Sheppard Dr SCORESBY 3179 (REI)

Agent Comments



Price: \$899,000
Method: Auction Sale
Date: 17/04/2021
Property Type: House (Res)
Land Size: 829 sqm approx