

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

2/12 GRESFORD 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$747,000

Property type

Unit

Suburb

Wantirna

Period-from

01 Apr 2022

to

31 Mar 2023

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

| | | |
|---|-----------|-----------|
| 52 JARMA ROAD HEATHMONT VIC 3135 | \$710,000 | 29-Nov-22 |
| 12 REMINGTON PLACE WANTIRNA VIC 3152 | \$750,000 | 08-Dec-22 |
| 6/35 CUTHBERT STREET HEATHMONT VIC 3135 | \$757,000 | 24-Mar-23 |

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: 19 April 2023



52 JARMA ROAD HEATHMONT VIC 3135

Sold Price

\$710,000

Sold Date

29-Nov-22

2

1

1

Distance

1.84km



12 REMINGTON PLACE WANTIRNA VIC 3152

Sold Price

\$750,000

Sold Date

08-Dec-22

3

2

1

Distance

0.93km



6/35 CUTHBERT STREET HEATHMONT VIC 3135

Sold Price

^{RS} **\$757,000**

Sold Date

24-Mar-23

2

1

2

Distance

1.65km

RS = Recent sale

UN = Undisclosed Sale

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