Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 36 Jenola Parade, Wantirna South Vic 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,575,000		&		\$1,595,000				
Median sale price									
Median price	\$1,292,500	Pro	operty Type	Hou	se		Suburb	Wantirna South	
Period - From	01/07/2024	to	30/09/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	102 Amersham Dr WANTIRNA 3152	\$1,570,000	28/11/2024
2	53 Wondalea Cr WANTIRNA 3152	\$1,575,000	13/11/2024
3			

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:

07/12/2024 17:34



Harcourts





Property Type: House Land Size: 643 sqm approx Agent Comments Indicative Selling Price \$1,575,000 - \$1,595,000 Median House Price September quarter 2024: \$1,292,500

Comparable Properties

	102 Amersham Dr WANTIRNA 3152 (REI)Image: 5Image: 3Image: 2Price: \$1,570,000Method: Private SaleDate: 28/11/2024Property Type: HouseLand Size: 727 sqm approx	Agent Comments
ALLER OF	53 Wondalea Cr WANTIRNA 3152 (REI) 4 2 2 2 Price: \$1,575,000 Method: Sold Before Auction Date: 13/11/2024 Property Type: House (Res) Land Size: 755 sqm approx	Agent Comments

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.

Account - Harcourts Vermont South | P: 03 98861008



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