

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 36 Jenola Parade, Wantirna South Vic 3152

Indicative selling price

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

Range between \$1,575,000 & \$1,595,000

Median sale price

Median price \$1,292,500 Property Type House Suburb Wantirna South

Period - From 01/07/2024 to 30/09/2024 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	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



 5  2  2

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)

Agent Comments

 5  3  2

Price: \$1,570,000
Method: Private Sale
Date: 28/11/2024
Property Type: House
Land Size: 727 sqm approx



53 Wondalea Cr WANTIRNA 3152 (REI)

Agent Comments

 4  2  2

Price: \$1,575,000
Method: Sold Before Auction
Date: 13/11/2024
Property Type: House (Res)
Land Size: 755 sqm approx

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.

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