

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

5 De Felice Place, Wantirna Vic 3152

Indicative selling price

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

Range between \$890,000 & \$979,000

Median sale price

Median price \$911,000 Property Type House Suburb Wantirna

Period - From 01/10/2020 to 31/12/2020 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	95 Kidderminster Dr WANTIRNA 3152	\$1,001,500	05/12/2020
2	102 Milpera Cr WANTIRNA 3152	\$975,000	26/11/2020
3	38 Kidderminster Dr WANTIRNA 3152	\$900,000	06/02/2021

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:

02/03/2021 21:13



4 2 2

Property Type: House (Res)

Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price

\$890,000 - \$979,000

Median House Price

December quarter 2020: \$911,000

Comparable Properties

95 Kidderminster Dr WANTIRNA 3152 (REI)

Agent Comments

4 2 2

Price: \$1,001,500

Method: Auction Sale

Date: 05/12/2020

Property Type: House (Res)

Land Size: 735 sqm approx

102 Milpera Cr WANTIRNA 3152 (REI/VG)

Agent Comments

4 2 2

Price: \$975,000

Method: Sold Before Auction

Date: 26/11/2020

Property Type: House (Res)

Land Size: 743 sqm approx



38 Kidderminster Dr WANTIRNA 3152 (REI)

Agent Comments

4 2 2

Price: \$900,000

Method: Auction Sale

Date: 06/02/2021

Property Type: House (Res)