

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 Grove Way, Wantirna South, VIC 3152

Indicative selling price

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

Single Price \$850,000

Median sale price

Median price \$1,210,500 Property Type Townhouse Suburb Wantirna South (3152)

Period - From 10/05/2021 to 09/05/2022 Source Real Estate

Comparable property sales

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
2/60 GRAYSON DRIVE, SCORESBY VIC 3179	\$830,000	05/06/2022
7/10 VALETTA CRESCENT, KNOXFIELD VIC 3180	\$770,000	09/04/2022
32 GROVE WAY, WANTIRNA SOUTH VIC 3152	\$900,000	10/02/2022

This Statement of Information was prepared on: 06/06/2022