

# 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

3 Ceduna Close, Wantirna South Vic 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$900,000

&

\$950,000

### Median sale price

Median price

\$1,065,000

Property Type

House

Suburb

Wantirna South

Period - From

01/01/2020

to

31/03/2020

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	15 Saxon Av WANTIRNA 3152	\$960,000	22/06/2020
2	11 Old Orchard Dr WANTIRNA SOUTH 3152	\$931,000	29/02/2020
3	10 Cottswold PI WANTIRNA SOUTH 3152	\$920,000	14/03/2020

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:

08/07/2020 13:15



**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$900,000 - \$950,000

**Median House Price**

March quarter 2020: \$1,065,000

## Comparable Properties



**15 Saxon Av WANTIRNA 3152 (REI)**

Agent Comments



**Price:** \$960,000

**Method:** Private Sale

**Date:** 22/06/2020

**Rooms:** 4

**Property Type:** House

**Land Size:** 644 sqm approx



**11 Old Orchard Dr WANTIRNA SOUTH 3152 (REI/VG)**

Agent Comments



**Price:** \$931,000

**Method:** Auction Sale

**Date:** 29/02/2020

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 639 sqm approx



**10 Cottswold PI WANTIRNA SOUTH 3152 (REI)** Agent Comments



**Price:** \$920,000

**Method:** Auction Sale

**Date:** 14/03/2020

**Property Type:** House (Res)

**Land Size:** 827 sqm approx