

## 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

4A PENTLOWE ROAD WANTIRNA SOUTH VIC 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$725,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,250,700

Property type

House

Suburb

Wantirna South

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

### 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 6 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

17/19 SOVEREIGN PLACE WANTIRNA SOUTH VIC 3152	\$700,000	27-Nov-21
1/19 EARLS COURT WANTIRNA SOUTH VIC 3152	\$725,000	21-Aug-22
13 CASCADES WAY WANTIRNA SOUTH VIC 3152	\$658,000	14-Dec-21

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 6 months.~~

This Statement of Information was prepared on: 27 November 2022

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### 17/19 SOVEREIGN PLACE WANTIRNA SOUTH VIC 3152

3 1 2

Sold Price **\$700,000** Sold Date **27-Nov-21**

Distance **2.23km**



### 1/19 EARLS COURT WANTIRNA SOUTH VIC 3152

3 1 1

Sold Price **\$725,000** Sold Date **21-Aug-22**

Distance **2.62km**



### 13 CASCADES WAY WANTIRNA SOUTH VIC 3152

2 2 1

Sold Price **\$658,000** Sold Date **14-Dec-21**

Distance **3.06km**

RS = Recent sale UN = Undisclosed Sale

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