

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

59 Gateshead Drive, Wantirna South Vic 3152

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,220,000

Property Type

House

Suburb

Wantirna South

Period - From

01/04/2023

to

30/06/2023

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	3 June Ct BAYSWATER 3153	\$1,198,000	03/06/2023
2	25 Mosman CI WANTIRNA SOUTH 3152	\$1,198,000	05/04/2023
3	9 Carnaby PI WANTIRNA 3152	\$1,173,000	28/04/2023

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:

13/09/2023 15:57



Property Type: House (Previously Occupied - Detached)
Land Size: 743 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 June quarter 2023: \$1,220,000

Comparable Properties



3 June Ct BAYSWATER 3153 (REI)

Agent Comments



Price: \$1,198,000
Method: Auction Sale
Date: 03/06/2023
Property Type: House (Res)
Land Size: 956 sqm approx



25 Mosman CI WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments



Price: \$1,198,000
Method: Sold Before Auction
Date: 05/04/2023
Property Type: House (Res)
Land Size: 331 sqm approx



9 Carnaby PI WANTIRNA 3152 (REI)

Agent Comments



Price: \$1,173,000
Method: Private Sale
Date: 28/04/2023
Property Type: House
Land Size: 775 sqm approx