

# 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

10 Miriam Close, 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)

Range between

\$1,500,000

&

\$1,650,000

### Median sale price

Median price

\$1,118,000

Property Type

House

Suburb

Wantirna South

Period - From

01/01/2023

to

31/03/2023

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	6 Maringa CI WANTIRNA SOUTH 3152	\$1,650,000	29/04/2023
2	10 Cathies La WANTIRNA SOUTH 3152	\$1,650,000	25/02/2023
3	42 Merryn Gr WANTIRNA SOUTH 3152	\$1,610,000	23/06/2023

**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:

27/06/2023 12:49



5   
 2   
 2

**Property Type:** House  
**Land Size:** 896 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,500,000 - \$1,650,000  
**Median House Price**  
 March quarter 2023: \$1,118,000

## Comparable Properties



6 Maringa CI WANTIRNA SOUTH 3152 (REI)

Agent Comments

5   
 2   
 4

**Price:** \$1,650,000  
**Method:** Auction Sale  
**Date:** 29/04/2023  
**Property Type:** House (Res)  
**Land Size:** 923 sqm approx



10 Cathies La WANTIRNA SOUTH 3152 (REI)

Agent Comments

6   
 3   
 2

**Price:** \$1,650,000  
**Method:** Auction Sale  
**Date:** 25/02/2023  
**Property Type:** House (Res)  
**Land Size:** 639 sqm approx



42 Merryn Gr WANTIRNA SOUTH 3152 (REI)

Agent Comments

4   
 3   
 2

**Price:** \$1,610,000  
**Method:** Private Sale  
**Date:** 23/06/2023  
**Property Type:** House  
**Land Size:** 911 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799