

## 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

54 GATESHEAD DRIVE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$980,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,270,000

Property type

House

Suburb

Wantirna South

Period-from

01 Oct 2021

to

30 Sep 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

21 DUNTROON DRIVE WANTIRNA VIC 3152	\$900,000	29-Aug-22
5 NEWLANDS COURT WANTIRNA VIC 3152	\$945,000	07-Jul-22
29 IRELAND AVENUE WANTIRNA SOUTH VIC 3152	\$974,000	25-Jun-22

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: 04 October 2022



### 21 DUNTROON DRIVE WANTIRNA VIC 3152

Sold Price

<sup>RS</sup> \$900,000

Sold Date 29-Aug-22

 4  2  2

Distance 1.11km



### 5 NEWLANDS COURT WANTIRNA VIC 3152

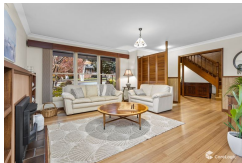
Sold Price

\$945,000

Sold Date 07-Jul-22

 4  2  2

Distance 1.5km



### 29 IRELAND AVENUE WANTIRNA SOUTH VIC 3152

Sold Price

\$974,000

Sold Date 25-Jun-22

 4  2  2

Distance 1.23km

RS = Recent sale

UN = Undisclosed Sale

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