

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

58 KIDDERMINSTER DRIVE WANTIRNA VIC 3152

Indicative selling price

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

Single Price

\$1,399,999

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,087,500

Property type

House

Suburb

Wantirna

Period-from

01 Feb 2024

to

31 Jan 2025

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

20 MINGANA ROAD WANTIRNA SOUTH VIC 3152	\$1,408,888	26-Oct-24
6 BALMAIN COURT WANTIRNA VIC 3152	\$1,387,000	09-Nov-24
7 PACIFIC CLOSE WANTIRNA VIC 3152	\$1,391,000	27-Oct-24

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: 22 February 2025

Gareth Apswoode

M 0408659045

E gareth.a@obrienrealestate.com.au

**20 MINGANA ROAD WANTIRNA SOUTH VIC 3152**

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Sold Price **\$1,408,888** Sold Date **26-Oct-24**Distance **1.69km****6 BALMAIN COURT WANTIRNA VIC 3152**

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Sold Price **\$1,387,000** Sold Date **09-Nov-24**Distance **0.88km****7 PACIFIC CLOSE WANTIRNA VIC 3152**

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Sold Price **\$1,391,000** Sold Date **27-Oct-24**Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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