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 ap	plicable)			

Median Price	\$1,087,500	Prope	erty type	y type House		Suburb	Wantirna
Period-from	01 Feb 2024	to	31 Jan 2	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



consumer.vic.gov.au



Gareth Apswoude

M 0408659045

E gareth.a@obrienrealestate.com.au

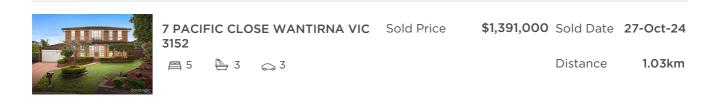


Ó	20 MINGANA ROAD WANTIRNA SOUTH VIC 3152	Sold Price	\$1,408,888 Sold Date 26-Oct-24
CoreLegie	🛱 4 👆 2 🞧 1		Distance 1.69km
	6 BALMAIN COURT WANTIRNA	Sold Price	\$1,387,000 Sold Date 09-Nov-24



 6 BALMAIN COURT WANTIRNA
 Sold Price
 \$1,387,000
 Sold Date
 09-Nov-24

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 0.88km



RS = Recent sale UN = Undisclosed Sale

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