

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

9 BLACKFRIARS CLOSE 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

or range
between

\$920,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,095,500

Property type

House

Suburb

Wantirna

Period-from

01 Jan 2024

to

31 Dec 2024

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

37 IRELAND AVENUE WANTIRNA SOUTH VIC 3152	\$950,000	19-Oct-24
2 WINTERTON COURT WANTIRNA VIC 3152	\$1,100,000	05-Dec-24
52 JEANETTE STREET BAYSWATER VIC 3153	\$948,000	05-Sep-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: 20 January 2025

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**37 IRELAND AVENUE WANTIRNA
SOUTH VIC 3152**

4 2 2

Sold Price

\$950,000

Sold Date

19-Oct-24

Distance

0.82km



**2 WINTERTON COURT WANTIRNA
VIC 3152**

4 2 2

Sold Price

^{RS} **\$1,100,000**

Sold Date

05-Dec-24

Distance

0.95km



**52 JEANETTE STREET
BAYSWATER VIC 3153**

4 2 3

Sold Price

\$948,000

Sold Date

05-Sep-24

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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