

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

1/295 Wantirna Road, Wantirna Vic 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$720,000 & \$790,000

Median sale price

Median price \$772,000 Property Type Townhouse Suburb Wantirna

Period - From 16/11/2021 to 15/11/2022 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	1/65a Maidstone St RINGWOOD 3134	\$785,000	22/10/2022
2	20/745-751 Boronia Rd WANTIRNA 3152	\$770,000	07/11/2022
3	2/13 Rachelle Dr WANTIRNA 3152	\$747,000	17/09/2022

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:

16/11/2022 12:50



3 2 2

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 258 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$720,000 - \$790,000

Median Townhouse Price

16/11/2021 - 15/11/2022: \$772,000

Comparable Properties



1/65a Maidstone St RINGWOOD 3134 (REI)

[Agent Comments](#)

3 2 2

Price: \$785,000

Method: Auction Sale

Date: 22/10/2022

Property Type: Townhouse (Res)



20/745-751 Boronia Rd WANTIRNA 3152 (REI)

[Agent Comments](#)

3 2 2

Price: \$770,000

Method: Private Sale

Date: 07/11/2022

Property Type: Townhouse (Single)

Land Size: 166 sqm approx



2/13 Rachelle Dr WANTIRNA 3152 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$747,000

Method: Auction Sale

Date: 17/09/2022

Property Type: Townhouse (Res)