

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

41 Huntingdon Drive, Wantirna South Vic 3152

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,272,500

Property Type House

Suburb Wantirna South

Period - From 01/10/2021

to 30/09/2022

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	54 Gateshead Dr WANTIRNA SOUTH 3152	\$985,000	20/10/2022
2	24 Lewis Rd WANTIRNA SOUTH 3152	\$960,000	12/11/2022
3	25 Allanfield Cr WANTIRNA SOUTH 3152	\$890,000	05/10/2022

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:

06/12/2022 11:28



 3  2  2

Property Type: House (Res)

Land Size: 660 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

Year ending September 2022: \$1,272,500

Comparable Properties



54 Gateshead Dr WANTIRNA SOUTH 3152 (REI)

Agent Comments

 4  2  1

Price: \$985,000

Method: Private Sale

Date: 20/10/2022

Rooms: 6

Property Type: House (Res)



24 Lewis Rd WANTIRNA SOUTH 3152 (REI)

Agent Comments

 4  1  2

Price: \$960,000

Method: Auction Sale

Date: 12/11/2022

Property Type: House (Res)

Land Size: 757 sqm approx

25 Allanfield Cr WANTIRNA SOUTH 3152 (REI) **Agent Comments**

 3  1  4

Price: \$890,000

Method: Sold Before Auction

Date: 05/10/2022

Property Type: House (Res)

Land Size: 732 sqm approx