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 betweer	\$950,000		&		\$1,045,000				
Median sale pr	rice								
Median price	\$1,272,500	Pro	operty Type	Hou	se		Suburb	Wantirna South	
Period - From	01/10/2021	to	30/09/2022		So	urce	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.

Ade	dress 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



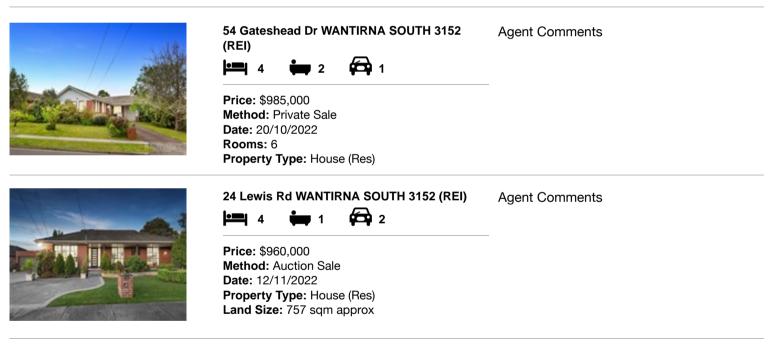






Property Type: House (Res) Land Size: 660 sqm approx Agent Comments Indicative Selling Price \$950,000 - \$1,045,000 Median House Price Year ending September 2022: \$1,272,500

Comparable Properties



25 Allanfield Cr WANTIRNA SOUTH 3152 (REI) Agent Comments



Price: \$890,000 Method: Sold Before Auction Date: 05/10/2022 Property Type: House (Res) Land Size: 732 sqm approx

Account - Barry Plant | P: 03 9807 2333 | F: 03 9807 8278



Property data

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