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

6 Huntingdon Drive, Wantirna South Vic 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,090,000		&		\$1,190,000				
Median sale price									
Median price	\$1,308,000	Pro	operty Type	Hou	se		Suburb	Wantirna South	
Period - From	17/04/2023	to	16/04/2024		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	61 Allister CI KNOXFIELD 3180	\$1,180,000	14/02/2024
2	9 St Bernards Ct WANTIRNA SOUTH 3152	\$1,160,000	06/11/2023
3	17 Fewster Dr WANTIRNA SOUTH 3152	\$1,100,000	07/03/2024

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:

17/04/2024 14:55



6 Huntingdon Drive, Wantirna South Vic 3152



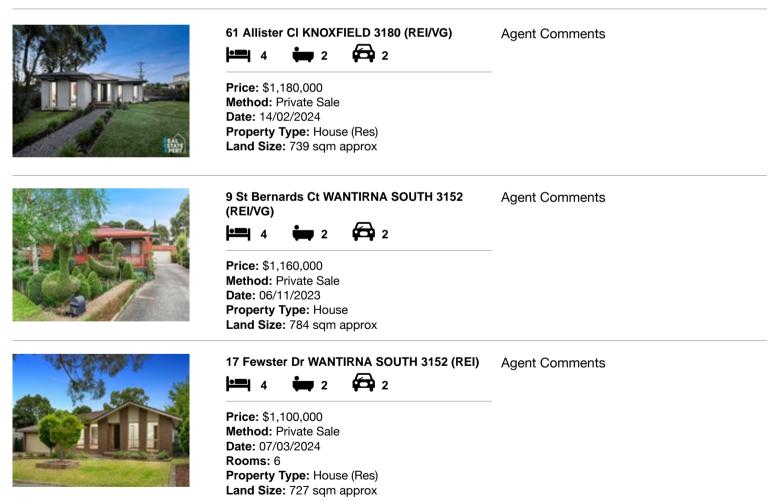




Property Type: House (Previously Occupied - Detached) Land Size: 725 sqm approx Agent Comments Gary Seaye 9725 0000 0412 173 217 garyseaye@methven.com.au

Indicative Selling Price \$1,090,000 - \$1,190,000 Median House Price 17/04/2023 - 16/04/2024: \$1,308,000

Comparable Properties



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