

# 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

2 Yorkminster Avenue, Wantirna Vic 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$750,000

### Median sale price

Median price \$910,000 Property Type House Suburb Wantirna

Period - From 01/01/2020 to 31/12/2020 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	7 Teddington Way WANTIRNA 3152	\$804,000	19/12/2020
2	5 Burlington Cr WANTIRNA 3152	\$791,000	02/11/2020
3	636 Boronia Rd WANTIRNA 3152	\$760,000	28/11/2020

**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:

24/03/2021 11:48

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**Indicative Selling Price**  
 \$690,000 - \$750,000  
**Median House Price**  
 Year ending December 2020: \$910,000



2   1.5   2

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 575 sqm approx

**Agent Comments**

Original condition brick veneer property with flexible options. Very well located corner block and suitable for a variety of uses or convert back to a residential home or redevelop STCA

## Comparable Properties



**7 Teddington Way WANTIRNA 3152 (REI/VG)**   **Agent Comments**

3   2   2

**Price:** \$804,000  
**Method:** Auction Sale  
**Date:** 19/12/2020  
**Property Type:** House (Res)  
**Land Size:** 537 sqm approx

**5 Burlington Cr WANTIRNA 3152 (VG)**   **Agent Comments**

3   -   -

**Price:** \$791,000  
**Method:** Sale  
**Date:** 02/11/2020  
**Property Type:** House (Res)  
**Land Size:** 571 sqm approx

**636 Boronia Rd WANTIRNA 3152 (REI/VG)**   **Agent Comments**

3   1   1

**Price:** \$760,000  
**Method:** Auction Sale  
**Date:** 28/11/2020  
**Property Type:** House (Res)  
**Land Size:** 573 sqm approx