

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

5 Thompson Drive, Wantirna Vic 3152

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,145,105 Property Type House Suburb Wantirna

Period - From 01/07/2024 to 30/09/2024 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	6 Balmain Ct WANTIRNA 3152	\$1,387,000	09/11/2024
2	7 Pacific CI WANTIRNA 3152	\$1,391,000	27/10/2024
3	52 Milpera Cr WANTIRNA 3152	\$1,420,000	07/09/2024

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:

23/12/2024 19:05



 4  3  2

Property Type: House
Land Size: 671 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 September quarter 2024: \$1,145,105

Comparable Properties



6 Balmain Ct WANTIRNA 3152 (REI)

Agent Comments

 4  2  3

Price: \$1,387,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 652 sqm approx



7 Pacific Ct WANTIRNA 3152 (VG)

Agent Comments

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Price: \$1,391,000
Method: Sale
Date: 27/10/2024
Property Type: House (Res)
Land Size: 698 sqm approx



52 Milpera Cr WANTIRNA 3152 (REI/VG)

Agent Comments

 5  2  3

Price: \$1,420,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 654 sqm approx

Account - Barry Plant | P: 03 9803 0400