

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 REMINGTON PLACE, WANTIRNA, VIC

3 bedrooms 2 bathrooms 1 car space

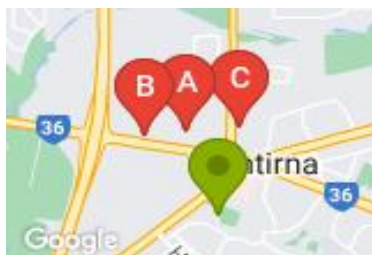
Indicative Selling Price

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

Price Range: \$670,000 to \$730,000

Provided by: Dean Kehagias, Barry Plant Wantirna

MEDIAN SALE PRICE



WANTIRNA, VIC, 3152

Suburb Median Sale Price (House)

\$1,122,500

01 October 2021 to 30 September 2022

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



16/735 BORONIA RD, WANTIRNA, VIC 3152

3 bedrooms 2 bathrooms 1 car space

Sale Price

\$705,000

Sale Date: 13/07/2022

Distance from Property: 644m



19/765 BORONIA RD, WANTIRNA, VIC 3152

3 bedrooms 2 bathrooms 2 car spaces

Sale Price

\$715,000

Sale Date: 07/07/2022

Distance from Property: 760m



56/321 WANTIRNA RD, WANTIRNA, VIC 3152

2 bedrooms - bathrooms - car spaces

Sale Price

\$670,000

Sale Date: 27/09/2022

Distance from Property: 651m



This report has been compiled on 22/11/2022 by Barry Plant Wantirna. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

12 REMINGTON PLACE, WANTIRNA, VIC 3152

Indicative selling price

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

Price Range:

\$670,000 to \$730,000

Median sale price

Median price

\$1,122,500

Property type

House

Suburb

WANTIRNA

Period

01 October 2021 to 30 September 2022

Source

pricfinder

Comparable property sales

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

16/735 BORONIA RD, WANTIRNA, VIC 3152	\$705,000	13/07/2022
19/765 BORONIA RD, WANTIRNA, VIC 3152	\$715,000	07/07/2022
56/321 WANTIRNA RD, WANTIRNA, VIC 3152	\$670,000	27/09/2022

This Statement of Information was prepared on:

22/11/2022