

# 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 22 Selkirk 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 \$700,000 & \$770,000

### Median sale price

Median price \$955,500 Property type House Suburb Wantirna

Period - From 01/07/2019 to 30/09/2019 Source REIV

### Comparable property sales

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
14 Hibiscus Street, Wantirna Vic 3152	\$755,000	16/05/2019
59 Rachelle Drive, Wantirna Vic 3152	\$710,000	07/05/2019
2 Bellbird Drive, Wantirna Vic 3152	\$770,000	20/06/2019

This Statement of Information was prepared on: 23-10-2019