

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

49/321 WANTIRNA ROAD WANTIRNA VIC 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Wantirna

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

25/321 WANTIRNA ROAD WANTIRNA VIC 3152	\$670,000	16-Jan-23
50/321 WANTIRNA ROAD WANTIRNA VIC 3152	\$650,000	04-Oct-22
51/321 WANTIRNA ROAD WANTIRNA VIC 3152	\$670,000	30-Jan-23

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 6 months.~~

This Statement of Information was prepared on: 02 April 2024



**25/321 WANTIRNA ROAD
WANTIRNA VIC 3152**

2 1 1

Sold Price **\$670,000** Sold Date **16-Jan-23**

Distance **0.03km**



**50/321 WANTIRNA ROAD
WANTIRNA VIC 3152**

2 1 1

Sold Price **\$650,000** Sold Date **04-Oct-22**

Distance **0.07km**



**51/321 WANTIRNA ROAD
WANTIRNA VIC 3152**

2 1 1

Sold Price **\$670,000** Sold Date **30-Jan-23**

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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