

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

7 Gorrie Court, Wantirna South Vic 3152

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Wantirna South

Period - From 01/07/2023

to 30/06/2024

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	1 Bambara St WANTIRNA 3152	\$1,035,000	08/06/2024
2	1 Tanunda CI SCORESBY 3179	\$950,000	18/04/2024
3	4 Newstead Way WANTIRNA SOUTH 3152	\$1,035,000	16/04/2024

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:

13/09/2024 14:29



 4  2  2

Property Type: House
Land Size: 610 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
Year ending June 2024: \$1,300,000

Comparable Properties



1 Bambara St WANTIRNA 3152 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,035,000
Method: Auction Sale
Date: 08/06/2024
Property Type: House (Res)
Land Size: 635 sqm approx



1 Tanunda CI SCORESBY 3179 (REI/VG)

Agent Comments

 4  2  1

Price: \$950,000
Method: Private Sale
Date: 18/04/2024
Property Type: House
Land Size: 699 sqm approx



4 Newstead Way WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,035,000
Method: Private Sale
Date: 16/04/2024
Property Type: House
Land Size: 686 sqm approx

Account - Barry Plant | P: 03 9803 0400