

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

36 HONEY AVENUE WANTIRNA SOUTH 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

\$1,380,000

&

\$1,480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Wantirna South

Period-from

01 Mar 2021

to

28 Feb 2022

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

22 ARTESIAN AVENUE WANTIRNA SOUTH VIC 3152

\$1,441,100

18-Aug-21

9 LAKEWOOD DRIVE KNOXFIELD VIC 3180

\$1,404,000

04-Oct-21

87 ARGYLE WAY WANTIRNA SOUTH VIC 3152

\$1,369,000

30-Oct-21

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: 18 March 2022



**22 ARTESIAN AVENUE WANTIRNA
SOUTH VIC 3152**

5 3 2

Sold Price

\$1,441,100

Sold Date

18-Aug-21

Distance

0.16km



**9 LAKEWOOD DRIVE KNOXFIELD
VIC 3180**

5 3 2

Sold Price

\$1,404,000

Sold Date

04-Oct-21

Distance

1.7km



**87 ARGYLE WAY WANTIRNA
SOUTH VIC 3152**

5 2 2

Sold Price

\$1,369,000

Sold Date

30-Oct-21

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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