

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

2A Appledale Way, Wantirna South Vic 3152

Indicative selling price

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

Range between

\$1,180,000

 &

\$1,298,000

Median sale price

Median price

\$1,272,500

 Property Type

House

 Suburb

Wantirna South

Period - From

01/10/2021

 to

30/09/2022

 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	46 Harcrest Blvd WANTIRNA SOUTH 3152	\$1,300,000	24/07/2022
2	51 Aspect Av WANTIRNA SOUTH 3152	\$1,270,888	15/06/2022
3	9 Elphinstone Way WANTIRNA SOUTH 3152	\$1,250,000	16/06/2022

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:

15/11/2022 17:26

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Indicative Selling Price
\$1,180,000 - \$1,298,000
Median House Price
Year ending September 2022: \$1,272,500



Property Type: House (Res)
Land Size: 354 sqm approx
Agent Comments

Comparable Properties

46 Harcrest Blvd WANTIRNA SOUTH 3152 (VG)

Agent Comments



Price: \$1,300,000
Method: Sale
Date: 24/07/2022
Property Type: House (Res)
Land Size: 448 sqm approx

51 Aspect Av WANTIRNA SOUTH 3152 (VG)

Agent Comments



Price: \$1,270,888
Method: Sale
Date: 15/06/2022
Property Type: House (Res)
Land Size: 312 sqm approx



9 Elphinstone Way WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments



Price: \$1,250,000
Method: Sold Before Auction
Date: 16/06/2022
Property Type: House (Res)
Land Size: 279 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613