

# 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](http://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



**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