

## 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

16 CLARKE CRESCENT WANTIRNA SOUTH VIC 3152

### Indicative selling price

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

Single Price

or range  
between

\$1,150,000

&

\$1,265,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,277,500

Property type

House

Suburb

Wantirna South

Period-from

01 Oct 2023

to

30 Sep 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

|  |         |           |
|--|---------|-----------|
| 157 ARGYLE WAY WANTIRNA SOUTH VIC 3152   | 1430000 | 20-Jul-24 |
| 156 WALLACE ROAD WANTIRNA SOUTH VIC 3152 | 1240000 | 03-Aug-24 |
| 109 RENOU ROAD WANTIRNA SOUTH VIC 3152   | 1341500 | 25-Sep-24 |

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: 11 October 2024



## 157 ARGYLE WAY WANTIRNA SOUTH VIC 3152

4 2 2

Sold Price

<sup>RS</sup> **1430000** Sold Date **20-Jul-24**

Distance **0.28km**



## 156 WALLACE ROAD WANTIRNA SOUTH VIC 3152

4 2 2

Sold Price

**1240000** Sold Date **03-Aug-24**

Distance **1.41km**



## 109 RENOU ROAD WANTIRNA SOUTH VIC 3152

4 2 2

Sold Price

<sup>RS</sup> **1341500** Sold Date **25-Sep-24**

Distance **1.89km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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