

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 6 HELSAL DRIVE, WANTRINA 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 \$990,000 & \$1,088,888

Median sale price

Median price \$1,293,000 Property type HOUSE Suburb WANTRINA SOUTH

Period - From 03/12/2023 to 03/06/2024 Source CORELOGIC

Comparable property sales

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
91 RAHEEN AVENUE, WANTIRNA, VIC 3152	\$ 1,080,000	07/03/2024
10 RENOU ROAD, WANTIRNA SOUTH, VIC 3152	\$ 1,073,666	14/04/2024
35 HAWKS BURN CRES, WANTIRNA SOUTH, VIC 3152	\$ 1,100,000	11/05/2024

This Statement of Information was prepared on: 03/06/2024