

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 Burnside Court, Wantirna South Vic 3152

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,170,500

Property Type House

Suburb Wantirna South

Period - From 01/04/2021

to

30/06/2021

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	6 Exell Ct WANTIRNA SOUTH 3152	\$1,140,000	11/09/2021
2	16 Newstead Way WANTIRNA SOUTH 3152	\$1,135,000	24/07/2021
3	4 Charlton Ct WANTIRNA SOUTH 3152	\$1,135,000	01/05/2021

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:

27/09/2021 10:20

Ellie Gong
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4 2 2

Property Type: House (Res)

Land Size: 885 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

June quarter 2021: \$1,170,500

Comparable Properties



6 Exell Ct WANTIRNA SOUTH 3152 (REI)

Agent Comments

3 2 2

Price: \$1,140,000

Method: Auction Sale

Date: 11/09/2021

Property Type: House (Res)

Land Size: 827 sqm approx



16 Newstead Way WANTIRNA SOUTH 3152 (VG)

Agent Comments

4 - -

Price: \$1,135,000

Method: Sale

Date: 24/07/2021

Property Type: House (Res)

Land Size: 694 sqm approx



4 Charlton Ct WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments

4 2 2

Price: \$1,135,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)

Land Size: 870 sqm approx