

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

51 Kingloch Parade, Wantirna Vic 3152

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,122,000

Property Type House

Suburb Wantirna

Period - From 20/09/2022

to 19/09/2023

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	461 Boronia Rd WANTIRNA SOUTH 3152	\$943,500	03/06/2023
2	34 Burlington Cr WANTIRNA 3152	\$912,000	25/08/2023
3	2/41 Matlock Rd BORONIA 3155	\$911,000	10/08/2023

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:

20/09/2023 10:43



4 2 2

Property Type: House
Land Size: 723 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
20/09/2022 - 19/09/2023: \$1,122,000

Comparable Properties



461 Boronia Rd WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments

3 2 2

Price: \$943,500
Method: Auction Sale
Date: 03/06/2023
Property Type: House (Res)
Land Size: 724 sqm approx



34 Burlington Cr WANTIRNA 3152 (REI)

Agent Comments

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Price: \$912,000
Method: Sold Before Auction
Date: 25/08/2023
Property Type: Land (Res)
Land Size: 537 sqm approx



2/41 Matlock Rd BORONIA 3155 (REI)

Agent Comments

4 2 2

Price: \$911,000
Method: Private Sale
Date: 10/08/2023
Property Type: Townhouse (Single)
Land Size: 317 sqm approx