

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5/258 Wantirna Road Wantirna, 3152
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Indicative selling price

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

Single price	\$599,000
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Median sale price

Median price	\$661,500	Property Type	TOWNHOUSE	Suburb	WANTIRNA
Period - From	01-Jan-2023	to	01-Dec-2023	Source	REA

Comparable property sales

	Address of comparable property	Price	Date of sale
1	43/105 Mountain Highway, Wantirna	\$615,000	28-Dec-2023
2	16/105 Mountain Highway, Wantirna	\$622,000	16-Jun-2023
3	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED

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 05-Aug-2024 at 2:29:17 PM AEST