

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

58 KIDDERMINSTER DRIVE WANTIRNA 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,095,500

Property type

House

Suburb

Wantirna

Period-from

01 Feb 2024

to

31 Jan 2025

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

2 PUTNEY CLOSE WANTIRNA VIC 3152	\$1,151,000	17-Aug-24
33 LINSLEY WAY WANTIRNA VIC 3152	\$1,199,000	17-Aug-24
8 EGAN LEE COURT WANTIRNA VIC 3152	\$1,271,000	26-Oct-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: 06 February 2025

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**2 PUTNEY CLOSE WANTIRNA VIC
3152** 3  2  3

Sold Price

\$1,151,000Sold Date **17-Aug-24**

Distance

0.3km**33 LINSLEY WAY WANTIRNA VIC
3152** 4  3  3

Sold Price

\$1,199,000Sold Date **17-Aug-24**

Distance

0.43km**8 EGAN LEE COURT WANTIRNA
VIC 3152** 4  2  3

Sold Price

\$1,271,000Sold Date **26-Oct-24**

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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