

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

5 Alderford Drive, Wantirna Vic 3152

Indicative selling price

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

Range between \$960,000

&

\$1,050,000

Median sale price

Median price \$1,126,000

Property Type House

Suburb Wantirna

Period - From 01/07/2022

to

30/06/2023

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	11 Warrawee Rd WANTIRNA SOUTH 3152	\$1,035,000	14/06/2023
2			
3			

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:

05/09/2023 14:57

5 Alderford Drive, Wantirna Vic 3152

McGrath

Evan Zhang
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Property Type: Land
Land Size: 1002 sqm approx
Agent Comments

Indicative Selling Price
\$960,000 - \$1,050,000
Median House Price
Year ending June 2023: \$1,126,000

Comparable Properties



11 Warrawee Rd WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments



Price: \$1,035,000
Method: Sold Before Auction
Date: 14/06/2023
Property Type: Land (Res)
Land Size: 928 sqm approx

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.

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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