

# 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

123 Tyner Road, Wantirna South Vic 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$1,080,000

### Median sale price

Median price \$1,290,000

Property Type House

Suburb Wantirna South

Period - From 01/01/2024

to 31/03/2024

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	9 Hamsterley Sq WANTIRNA 3152	\$1,084,000	16/03/2024
2	91 Raheen Av WANTIRNA 3152	\$1,080,000	07/03/2024
3	10 Renou Rd WANTIRNA SOUTH 3152	\$1,073,666	10/02/2024

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:

26/04/2024 16:03



3   1   1

**Property Type:** House (Res)  
**Land Size:** 657 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,080,000  
**Median House Price**  
March quarter 2024: \$1,290,000

## Comparable Properties



**9 Hamsterley Sq WANTIRNA 3152 (REI)**

**Agent Comments**

4   2   2

**Price:** \$1,084,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**91 Raheen Av WANTIRNA 3152 (REI)**

**Agent Comments**

4   2   2

**Price:** \$1,080,000  
**Method:** Private Sale  
**Date:** 07/03/2024  
**Property Type:** House  
**Land Size:** 632 sqm approx



**10 Renou Rd WANTIRNA SOUTH 3152 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,073,666  
**Method:** Auction Sale  
**Date:** 10/02/2024  
**Property Type:** House (Res)  
**Land Size:** 623 sqm approx

**Account - Woodards** | P: 03 9830 8000 | F: 03 9888 2700