

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

7 HUNT COURT WANTIRNA SOUTH 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

\$920,000

&

\$1,012,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,270,000

Property type

House

Suburb

Wantirna South

Period-from

01 Sep 2021

to

31 Aug 2022

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

1 NEWRY CLOSE WANTIRNA SOUTH VIC 3152	\$972,000	27-Aug-22
23 TINTERN CRESCENT WANTIRNA SOUTH VIC 3152	\$1,065,000	06-Aug-22
31 SYLPHIDE WAY WANTIRNA SOUTH VIC 3152	\$1,101,000	10-Sep-22

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: 20 September 2022



1 NEWRY CLOSE WANTIRNA SOUTH VIC 3152

 4
  2
  2

Sold Price

^{RS}
\$972,000

Sold Date

27-Aug-22

Distance

1.59km


23 TINTERN CRESCENT WANTIRNA SOUTH VIC 3152

 4
  2
  2

Sold Price

^{RS}
\$1,065,000

Sold Date

06-Aug-22

Distance

0.33km


31 SYLPHIDE WAY WANTIRNA SOUTH VIC 3152

 3
  1
  2

Sold Price

^{RS}
\$1,101,000

Sold Date

10-Sep-22

Distance

0.96km
RS = Recent sale

UN = Undisclosed Sale

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