

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

102/436 STUD ROAD 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

\$460,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,500

Property type

Unit

Suburb

Wantirna South

Period-from

01 Jan 2023

to

31 Dec 2023

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

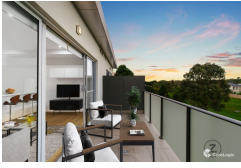
Date of sale

Address of comparable property	Price	Date of sale
213/436 STUD ROAD WANTIRNA SOUTH VIC 3152	\$485,000	14-Aug-23

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: 16 January 2024



**213/436 STUD ROAD WANTIRNA
SOUTH VIC 3152**

Sold Price **\$485,000** Sold Date **14-Aug-23**

2 2 1

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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