

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

14 Hibiscus Street, Wantirna Vic 3152

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$770,000

Property Type Unit

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.

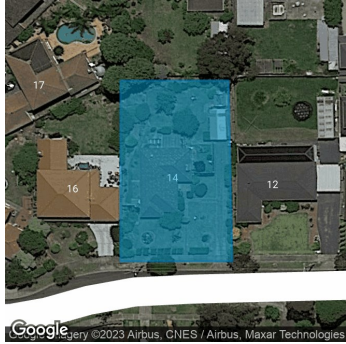
	Address of comparable property	Price	Date of sale
1	10 Warwick CI WANTIRNA 3152	\$1,055,000	13/05/2023
2	11 Woodlands Rd HEATHMONT 3135	\$1,030,000	24/06/2023
3	36 Cosgrove St VERMONT 3133	\$970,000	02/05/2023

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:

26/07/2023 10:44



3 2 1

Property Type: House (Res)
Land Size: 1013 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median Unit Price
Year ending June 2023: \$770,000

Comparable Properties



10 Warwick CI WANTIRNA 3152 (REI)

Agent Comments

3 2 4

Price: \$1,055,000
Method: Auction Sale
Date: 13/05/2023
Property Type: House (Res)
Land Size: 584 sqm approx



11 Woodlands Rd HEATHMONT 3135 (REI)

Agent Comments

3 2 2

Price: \$1,030,000
Method: Auction Sale
Date: 24/06/2023
Property Type: House (Res)
Land Size: 548 sqm approx



36 Cosgrove St VERMONT 3133 (REI/VG)

Agent Comments

3 1 2

Price: \$970,000
Method: Private Sale
Date: 02/05/2023
Property Type: House
Land Size: 615 sqm approx