

## 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

41 JESSICA CLOSE WANTIRNA SOUTH VIC 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,400,000

&

\$1,540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,233,500

Property type

House

Suburb

Wantirna South

Period-from

01 Aug 2021

to

31 Jul 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

2 NEROLIE COURT WANTIRNA SOUTH VIC 3152	\$1,825,000	20-Aug-22
118 RENOU ROAD WANTIRNA SOUTH VIC 3152	\$1,550,000	16-May-22
24 JESSICA CLOSE WANTIRNA SOUTH VIC 3152	\$1,430,000	10-Mar-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: 23 August 2022


**2 NEROLIE COURT WANTIRNA  
SOUTH VIC 3152**
 5  3  2

Sold Price <sup>RS</sup> **\$1,825,000** Sold Date **20-Aug-22**

Distance **0.46km**

**118 RENOU ROAD WANTIRNA  
SOUTH VIC 3152**
 4  2  2

Sold Price **\$1,550,000** Sold Date **16-May-22**

Distance **0.71km**

**24 JESSICA CLOSE WANTIRNA  
SOUTH VIC 3152**
 4  2  2

Sold Price **\$1,430,000** Sold Date **10-Mar-22**

Distance **0.14km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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