

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

Single price \$955,000

Median sale price

Median price \$1,292,500

Property Type House

Suburb Wantirna South

Period - From 01/07/2024

to 30/09/2024

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	6 York Ct WANTIRNA SOUTH 3152	\$990,000	11/12/2024
2	1 Bent Ct WANTIRNA SOUTH 3152	\$970,000	04/12/2024
3	6 Foster Cr KNOXFIELD 3180	\$931,500	24/08/2024

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:

15/01/2025 11:32



3 1 1

Property Type: House (Res)

Land Size: 657 sqm approx

Agent Comments

Indicative Selling Price

\$955,000

Median House Price

September quarter 2024: \$1,292,500

Comparable Properties



6 York Ct WANTIRNA SOUTH 3152 (REI)

Agent Comments

3 1 2

Price: \$990,000

Method: Sold Before Auction

Date: 11/12/2024

Property Type: House

Land Size: 903 sqm approx



1 Bent Ct WANTIRNA SOUTH 3152 (REI)

Agent Comments

3 1 4

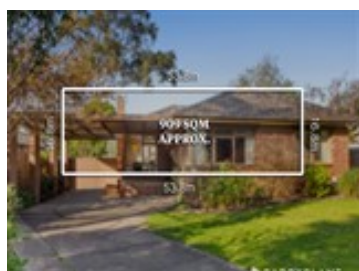
Price: \$970,000

Method: Private Sale

Date: 04/12/2024

Property Type: House

Land Size: 796.35 sqm approx



6 Foster Cr KNOXFIELD 3180 (REI)

Agent Comments

3 1 2

Price: \$931,500

Method: Auction Sale

Date: 24/08/2024

Property Type: House (Res)

Land Size: 909 sqm approx

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



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