

## 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

147 RENOU ROAD 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

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,250,700

Property type

House

Suburb

Wantirna South

Period-from

01 Nov 2021

to

31 Oct 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 MARINGA CLOSE WANTIRNA SOUTH VIC 3152	\$1,050,000	26-Aug-22
141 CATHIES LANE WANTIRNA SOUTH VIC 3152	\$1,075,000	24-Sep-22
7 TAMARA STREET WANTIRNA SOUTH VIC 3152	\$1,105,000	27-Jul-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: 17 November 2022

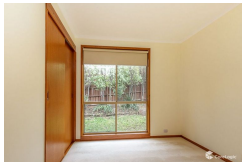


**2 MARINGA CLOSE WANTIRNA  
SOUTH VIC 3152**

 4  2  2

Sold Price <sup>RS</sup> **\$1,050,000** Sold Date **26-Aug-22**

Distance **0.75km**



**141 CATHIES LANE WANTIRNA  
SOUTH VIC 3152**

 4  2  2

Sold Price <sup>RS</sup> **\$1,075,000** Sold Date **24-Sep-22**

Distance **0.94km**



**7 TAMARA STREET WANTIRNA  
SOUTH VIC 3152**

 5  3  2

Sold Price **\$1,105,000** Sold Date **27-Jul-22**

Distance **1.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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