

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

2 COORONG COURT WANTIRNA 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

\$1,080,000

&

\$1,188,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,087,500

Property type

House

Suburb

Wantirna

Period-from

01 Apr 2024

to

31 Mar 2025

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

106 MILPERA CRESCENT WANTIRNA VIC 3152	\$1,172,000	26-Oct-24
9 BIRCHFIELD CRESCENT WANTIRNA VIC 3152	\$1,180,000	30-Nov-24
25 FRESHFIELD AVENUE WANTIRNA VIC 3152	\$1,148,000	10-Dec-24

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: 03 April 2025

E kerri.dawson@locirealestate.com.au



 4 2 2

Sold Price **\$1,172,000** Sold Date **26-Oct-24**

Distance 0.55km



 4 2 2

Sold Price **\$1,180,000** Sold Date **30-Nov-24**

Distance 1.17km



 4 2 2

Sold Price **\$1,148,000** Sold Date **10-Dec-24**

Distance 0.89km

UN = Undisclosed Sale

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.