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 Maringa Close, Wantirna South Vic 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,300,000		&		\$1,430,000				
Median sale p	rice								
Median price	\$1,250,000	Pro	operty Type	Hous	se		Suburb	Wantirna South	
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	7 Riverpark Dr WANTIRNA SOUTH 3152	\$1,605,000	08/05/2025
2	90 Amersham Dr WANTIRNA 3152	\$1,406,000	08/03/2025
3	81 Wakley Cr WANTIRNA SOUTH 3152	\$1,308,000	14/12/2024

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.

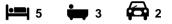
This Statement of Information was prepared on:

27/05/2025 17:22



Stefan Cook 0423 858 058 stefan@heavyside.co





Property Type: House Land Size: 674 sqm approx Agent Comments

Indicative Selling Price \$1,300,000 - \$1,430,000 Median House Price Year ending March 2025: \$1,250,000

Comparable Properties



7 Riverpark Dr WANTIRNA SOUTH 3152 (REI)



Price: \$1,605,000 Method: Sold Before Auction Date: 08/05/2025 Property Type: House (Res) Land Size: 612 sqm approx

90 Amersham Dr WANTIRNA 3152 (REI)

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Agent Comments

Agent Comments

Agent Comments

Price: \$1,406,000 Method: Auction Sale Date: 08/03/2025 Property Type: House (Res) Land Size: 660 sqm approx



81 Wakley Cr WANTIRNA SOUTH 3152 (REI/VG) ••••



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Price: \$1,308,000 Method: Auction Sale Date: 14/12/2024 Property Type: House (Res) Land Size: 854 sqm approx

Account - Heavyside



propertydata

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