

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

6 JOSEPH COURT WANTIRNA SOUTH 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,242,000

Property type

House

Suburb

Wantirna South

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

2 ENDEAVOUR PLACE WANTIRNA SOUTH VIC 3152	\$1,380,500	23-Nov-24
80 RENOU ROAD WANTIRNA SOUTH VIC 3152	\$1,342,000	30-Nov-24
7 VERDANT STREET WANTIRNA SOUTH VIC 3152	\$1,275,000	09-Nov-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.~~

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Rohan Calder
M 0401796675
E kerri.dawson@locirealestate.com.au



2 ENDEAVOUR PLACE WANTIRNA SOUTH VIC 3152 Sold Price **\$1,380,500** Sold Date **23-Nov-24**

4 2 2

Distance **1.04km**



80 RENOU ROAD WANTIRNA SOUTH VIC 3152 Sold Price **\$1,342,000** Sold Date **30-Nov-24**

4 2 2

Distance **1.89km**



7 VERDANT STREET WANTIRNA SOUTH VIC 3152 Sold Price **\$1,275,000** Sold Date **09-Nov-24**

4 2 2

Distance **1.79km**

RS = Recent sale UN = Undisclosed Sale

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