

## 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

26/321 WANTIRNA ROAD WANTIRNA 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

\$760,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$748,000

Property type

Unit

Suburb

Wantirna

Period-from

01 Nov 2022

to

31 Oct 2023

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

32/321 WANTIRNA ROAD WANTIRNA VIC 3152	\$749,000	18-May-22
47/321 WANTIRNA ROAD WANTIRNA VIC 3152	\$780,000	26-Mar-23
59/321 WANTIRNA ROAD WANTIRNA VIC 3152	\$836,000	08-Jun-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 2023


**32/321 WANTIRNA ROAD  
WANTIRNA VIC 3152**
 3
  2
  -

 Sold Price **\$749,000** Sold Date **18-May-22**

 Distance **0.02km**

**47/321 WANTIRNA ROAD  
WANTIRNA VIC 3152**
 3
  2
  2

 Sold Price **\$780,000** Sold Date **26-Mar-23**

 Distance **0.09km**

**59/321 WANTIRNA ROAD  
WANTIRNA VIC 3152**
 3
  2
  2

 Sold Price **\$836,000** Sold Date **08-Jun-22**

 Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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