

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

10 Tinarra Court, Wantirna South Vic 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,353,500

Property Type House

Suburb Wantirna South

Period - From 01/07/2023

to 30/09/2023

Source 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.

	Address of comparable property	Price	Date of sale
1	27 Tinarra Ct WANTIRNA SOUTH 3152	\$1,383,000	05/08/2023
2	6 Gorrie Ct WANTIRNA SOUTH 3152	\$1,372,000	12/08/2023
3	37 Cathies La WANTIRNA SOUTH 3152	\$1,360,000	05/10/2023

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:

27/10/2023 10:47



Property Type: House (Res)

Land Size: 955 sqm approx

Agent Comments

Comparable Properties



27 Tinarra Ct WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments



Price: \$1,383,000

Method: Auction Sale

Date: 05/08/2023

Property Type: House (Res)

Land Size: 622 sqm approx



6 Gorrie Ct WANTIRNA SOUTH 3152 (REI)

Agent Comments



Price: \$1,372,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)

Land Size: 801 sqm approx



37 Cathies La WANTIRNA SOUTH 3152 (REI)

Agent Comments



Price: \$1,360,000

Method: Auction Sale

Date: 05/10/2023

Property Type: House (Res)

Land Size: 729 sqm approx