

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

11 Henry Road, Wantirna South Vic 3152

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

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	59 Gateshead Dr WANTIRNA SOUTH 3152	\$1,150,000	23/09/2023
2			
3			

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:

22/12/2023 10:03

11 Henry Road, Wantirna South Vic 3152

**Jellis
Craig**

Rod Yan

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

September quarter 2023: \$1,353,500



 3  1  2

Property Type: House

Land Size: 732 sqm approx

Agent Comments

Comparable Properties



**59 Gateshead Dr WANTIRNA SOUTH 3152
(REI/VG)**

Agent Comments

 2  1  3

Price: \$1,150,000

Method: Private Sale

Date: 23/09/2023

Property Type: House (Res)

Land Size: 743 sqm approx

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.

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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