Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	11 Henry Road, Wantirna South Vic 3152	
Including suburb and		

Address	11 Henry Road, Wantirna South Vic 3152
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Aut	areas or comparable property	1 1100	Date of Sale
1	59 Gateshead Dr WANTIRNA SOUTH 3152	\$1,150,000	23/09/2023
2			
3			

OR

В* 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



Date of sale



Rod Yan 8841 4888 0433 658 813 rodyan@jelliscraig.com.au

Indicative Selling Price \$1,050,000 - \$1,150,000 **Median House Price**

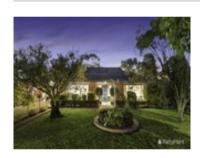
September quarter 2023: \$1,353,500

Agent Comments



Property Type: House Land Size: 732 sqm approx **Agent Comments**

Comparable Properties



59 Gateshead Dr WANTIRNA SOUTH 3152 (REI/VG)

-2

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.





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