

# 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 Northam 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)

range between

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$1,140,000

Property type

House

Suburb

Wantirna

Period - From

01/11/2022

to

31/10/2023

Source



### 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
3 Albany Court, Wantirna, VIC 3152	\$1,101,000	21/10/2023
4 Blackfriars Close, Wantirna, VIC 3152	\$1,100,000	27/10/2023
393 Mountain Highway, Wantirna, VIC 3152	\$1,065,000	01/08/2023

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: 09/11/2023