

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

12 Rochelle Court, Wantirna South Vic 3152

Indicative selling price

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

Range between \$1,050,000 & \$1,155,000

Median sale price

Median price \$1,220,000 Property Type House Suburb Wantirna South

Period - From 01/04/2023 to 30/06/2023 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.

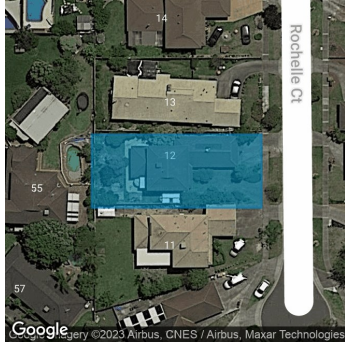
	Address of comparable property	Price	Date of sale
1	57 Gateshead Dr WANTIRNA SOUTH 3152	\$1,170,000	08/07/2023
2	6 Wallace Rd WANTIRNA SOUTH 3152	\$1,150,000	09/06/2023
3	45 Fraser Cr WANTIRNA SOUTH 3152	\$1,030,000	26/08/2023

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:

02/10/2023 14:49



Property Type: House (Res)

Land Size: 640 sqm approx

Agent Comments

Comparable Properties



57 Gateshead Dr WANTIRNA SOUTH 3152 (REI)

Agent Comments



Price: \$1,170,000

Method: Auction Sale

Date: 08/07/2023

Property Type: House (Res)

Land Size: 747 sqm approx



6 Wallace Rd WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments



Price: \$1,150,000

Method: Private Sale

Date: 09/06/2023

Property Type: House

Land Size: 648 sqm approx



45 Fraser Cr WANTIRNA SOUTH 3152 (REI)

Agent Comments



Price: \$1,030,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 726 sqm approx