

# 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 140 Renou Road, Wantirna South, VIC 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$1,400,000 & \$1,540,000

### Median sale price

Median price \$1,300,000 Property type House Suburb WANTIRNA SOUTH  
Period - From 16/04/2023 to 15/04/2024 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	4 Pacific Close Wantirna Vic 3152	\$1,400,000	2024-03-23
2	6 Risdon Court Wantirna South Vic 3152	\$1,410,000	2024-01-25
3	44 Coonawarra Drive Vermont South Vic 3133	\$1,565,000	2024-02-10

This Statement of Information was prepared on: 16/04/2024

