

## 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

15 NOTTINGHAM SQUARE WANTIRNA VIC 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,750,000

&

\$1,900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Wantirna

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 6 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

6 GEDYE COURT WANTIRNA SOUTH VIC 3152	\$1,765,000	11-May-24
3 LABUAN PLACE WANTIRNA VIC 3152	\$1,839,000	16-Mar-24
42 AMERSHAM DRIVE WANTIRNA VIC 3152	\$1,901,000	21-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 16 May 2024



**6 GEDYE COURT WANTIRNA  
SOUTH VIC 3152**

5 2 2

Sold Price <sup>RS</sup> **\$1,765,000** Sold Date **11-May-24**

Distance **1.8km**



**3 LABUAN PLACE WANTIRNA VIC  
3152**

5 2 2

Sold Price <sup>RS</sup> **\$1,839,000** Sold Date **16-Mar-24**

Distance **0.53km**



**42 AMERSHAM DRIVE WANTIRNA  
VIC 3152**

5 2 2

Sold Price <sup>RS</sup> **\$1,901,000** Sold Date **21-Feb-24**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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