

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

16 Aspen Close, Wantirna South Vic 3152

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

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	7 Flamingo Dr WANTIRNA SOUTH 3152	\$1,430,000	08/07/2023
2	10 Tresise Av WANTIRNA SOUTH 3152	\$1,423,500	10/06/2023
3	27 Tinarra Ct WANTIRNA SOUTH 3152	\$1,383,000	05/08/2023

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:

08/08/2023 09:58



 4  2  0

Rooms: 6
Property Type: House
 Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,430,000
Median House Price
 June quarter 2023: \$1,220,000

Comparable Properties



7 Flamingo Dr WANTIRNA SOUTH 3152 (REI) Agent Comments

 4  2  2

Price: \$1,430,000
Method: Auction Sale
Date: 08/07/2023
Property Type: House (Res)
Land Size: 767 sqm approx



10 Tresise Av WANTIRNA SOUTH 3152 (REI) Agent Comments

 3  2  2

Price: \$1,423,500
Method: Auction Sale
Date: 10/06/2023
Property Type: House (Res)
Land Size: 740 sqm approx



27 Tinarra Ct WANTIRNA SOUTH 3152 (REI) Agent Comments

 4  2  3

Price: \$1,383,000
Method: Auction Sale
Date: 05/08/2023
Property Type: House (Res)
Land Size: 622 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799