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 betweer	\$1,300,000		&		\$1,430,000					
Median sale p	rice									
Median price	\$1,220,000	Pro	operty Type	Hou	se		Suburb	Wantirna South		
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ade	dress 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







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



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

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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



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



propertydata

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