

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 Mockridge Street, Wantirna South Vic 3152

Indicative selling price

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

Range between

\$1,250,000

 &

\$1,350,000

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.

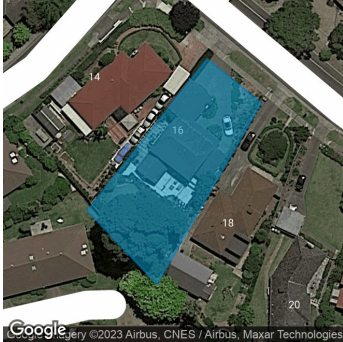
	Address of comparable property	Price	Date of sale
1	6 Gorrie Ct WANTIRNA SOUTH 3152	\$1,372,000	12/08/2023
2	5 Lillee CI WANTIRNA SOUTH 3152	\$1,352,000	12/08/2023
3	78 Tyner Rd WANTIRNA SOUTH 3152	\$1,300,000	04/08/2023

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:

30/08/2023 10:09



Property Type: House

Land Size: 856 sqm approx

Agent Comments

Comparable Properties



6 Gorrie Ct WANTIRNA SOUTH 3152 (REI)

Agent Comments



Price: \$1,372,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)

Land Size: 801 sqm approx



5 Lillee Ct WANTIRNA SOUTH 3152 (REI)

Agent Comments



Price: \$1,352,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)

Land Size: 686 sqm approx



78 Tyner Rd WANTIRNA SOUTH 3152 (REI)

Agent Comments



Price: \$1,300,000

Method: Sold Before Auction

Date: 04/08/2023

Property Type: House (Res)

Land Size: 686 sqm approx