

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

THIS PROPERTY IS

**BY
PRIVATE
APPOINTMENT
ONLY**

Please CALL us to arrange an inspection

All inspections are by private appointment and a maximum of 2 persons in attendance.
When you attend an inspection you will be given a copy of the contract provided and you will be given a verbal briefing on the contract.
We will require photo ID and to record your contact details for marketing purposes.
If you have recently viewed from another, have been in contact with a confirmed sale or have any OTHER properties, please do not have any appointments.

Harcourts

17 ALDERFORD DRIVE, WANTIRNA, VIC

 3  2  2

Indicative Selling Price

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

Price Range: \$900,000 to \$990,000

Provided by: Monica Deehan, Barry Plant Wantirna

MEDIAN SALE PRICE



WANTIRNA, VIC, 3152

Suburb Median Sale Price (House)

\$1,120,000

01 October 2022 to 30 September 2023

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



461 BORONIA RD, WANTIRNA SOUTH, VIC

 3  2  2

Sale Price

\$943,500

Sale Date: 03/06/2023

Distance from Property: 1.2km



This report has been compiled on 17/10/2023 by Barry Plant Wantirna. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

17 ALDERFORD DRIVE, WANTIRNA, VIC 3152

Indicative selling price

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

Price Range: \$900,000 to \$990,000


Median sale price

Median price: \$1,120,000

Property type: House

Suburb: WANTIRNA

Period: 01 October 2022 to 30 September 2023

Source: 

Comparable property sales

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.

Address of comparable property	Price	Date of sale
461 BORONIA RD, WANTIRNA SOUTH, VIC 3152	\$943,500	03/06/2023

This Statement of Information was prepared on: 17/10/2023