

# 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

1c White Road, Wantirna South Vic 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,300,000 Property Type House Suburb Wantirna South

Period - From 02/04/2023 to 01/04/2024 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	2/14 Bent Ct WANTIRNA SOUTH 3152	\$1,095,000	24/02/2024
2	4/3 Newman Rd WANTIRNA SOUTH 3152	\$1,080,000	12/10/2023
3	3/3 Newman Rd WANTIRNA SOUTH 3152	\$1,080,000	02/10/2023

**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: 02/04/2024 15:51



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
02/04/2023 - 01/04/2024: \$1,300,000

## Comparable Properties

**2/14 Bent Ct WANTIRNA SOUTH 3152 (REI)** Agent Comments



**Price:** \$1,095,000  
**Method:**  
**Date:** 24/02/2024  
**Property Type:** Townhouse (Single)



**4/3 Newman Rd WANTIRNA SOUTH 3152 (REI/VG)** Agent Comments



**Price:** \$1,080,000  
**Method:** Private Sale  
**Date:** 12/10/2023  
**Property Type:** Townhouse (Single)



**3/3 Newman Rd WANTIRNA SOUTH 3152 (REI/VG)** Agent Comments



**Price:** \$1,080,000  
**Method:** Private Sale  
**Date:** 02/10/2023  
**Property Type:** Townhouse (Single)  
**Land Size:** 328 sqm approx

**Account - Harcourts Blackburn**



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