

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

2/165 STUD ROAD WANTIRNA SOUTH VIC 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Wantirna South

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

2/183 STUD ROAD WANTIRNA SOUTH VIC 3152	\$665,000	13-Feb-24
3/13 PACH ROAD WANTIRNA SOUTH VIC 3152	\$691,000	27-Dec-23
1/6 CARINA CLOSE WANTIRNA SOUTH VIC 3152	\$691,000	23-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 01 May 2024



2/183 STUD ROAD WANTIRNA SOUTH VIC 3152

2 1 1

Sold Price **\$665,000** Sold Date **13-Feb-24**

Distance **0.2km**



3/13 PACH ROAD WANTIRNA SOUTH VIC 3152

2 1 1

Sold Price **\$691,000** Sold Date **27-Dec-23**

Distance **0.35km**



1/6 CARINA CLOSE WANTIRNA SOUTH VIC 3152

2 1 1

Sold Price ^{RS} **\$691,000** Sold Date **23-Mar-24**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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