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## STATEMENT OF INFORMATION

### Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address 2 /47 BARMAN DRIVE EAST WANTIRNA VIC 3152

Including suburb and  
postcode

#### 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 \$900,000 & \$990,000

#### Median sale price

Median price \$1,150,000 Property Type House Suburb Wantirna

Period - From May 2023 to April 2024 Source REA & Domain

#### 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
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1 9 / 91 JENOLA PDE, WANTIRNA SOUTH 3152	23 /03 /2024	\$935,000
2 75A RACHELLE DR, WANTIRNA 3152	05 /03 /2024	\$1,180,000
3 3 / 5 THAXTED PDE, WANTIRNA 3152	16 /01 /2024	\$987,000

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: 25 / 05 / 2024