

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 Ensign Close, Wantirna Vic 3152

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,173,000 Property Type House Suburb Wantirna

Period - From 01/01/2023 to 31/12/2023 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	52 Arbroath Rd WANTIRNA SOUTH 3152	\$1,240,000	10/09/2023
2	12 Gateshead Dr WANTIRNA SOUTH 3152	\$1,212,000	09/12/2023
3	72 Rachele Dr WANTIRNA 3152	\$1,150,000	27/10/2023

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:

01/02/2024 10:39



Property Type: House

Land Size: 963 sqm approx

Agent Comments

Comparable Properties



52 Arbroath Rd WANTIRNA SOUTH 3152
(REI/VG)

Agent Comments



Price: \$1,240,000

Method: Auction Sale

Date: 10/09/2023

Property Type: House

Land Size: 843 sqm approx

12 Gateshead Dr WANTIRNA SOUTH 3152
(REI/VG)

Agent Comments



Price: \$1,212,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 829 sqm approx



72 Rachele Dr WANTIRNA 3152 (REI/VG)

Agent Comments



Price: \$1,150,000

Method: Private Sale

Date: 27/10/2023

Property Type: House

Land Size: 825 sqm approx