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	e cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,200,000		&		\$1,300,000			
Median sale pi	rice							
Median price	\$1,173,000	Pro	Property Type Hous		se		Suburb	Wantirna
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ade	dress 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 Rachelle 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



2 Ensign Close, Wantirna Vic 3152



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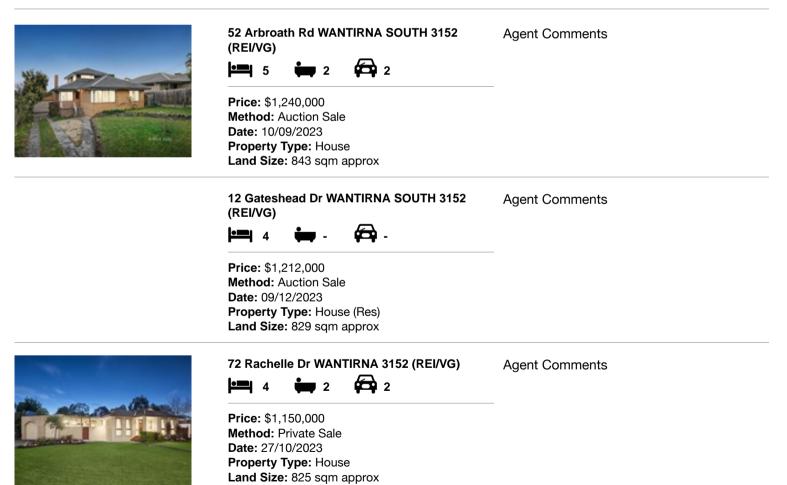




Property Type: House **Land Size:** 963 sqm approx Agent Comments 0400 110 489 costacalaitzis@jelliscraig.com.au Indicative Selling Price

\$1,200,000 - \$1,300,000 **Median House Price** Year ending December 2023: \$1,173,000

Comparable Properties



Account - Jellis Craig | P: 03 88498088 | F: 03 98308180





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