

## 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 KENSINGTON PLACE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,680,000

&

\$1,780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

House

Suburb

Wantirna South

Period-from

01 Apr 2023

to

31 Mar 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

6 APPLEDALE WAY WANTIRNA SOUTH VIC 3152	\$1,675,000	17-Apr-24
5 APPLEDALE WAY WANTIRNA SOUTH VIC 3152	\$1,688,888	07-Feb-24
16 ARTESIAN AVENUE WANTIRNA SOUTH VIC 3152	\$1,725,000	10-Feb-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: 24 April 2024



## 6 APPLEDALE WAY WANTIRNA SOUTH VIC 3152

5 3 2

Sold Price <sup>RS</sup> **\$1,675,000** Sold Date **17-Apr-24**

Distance **1.15km**



## 5 APPLEDALE WAY WANTIRNA SOUTH VIC 3152

4 2 2

Sold Price **\$1,688,888** Sold Date **07-Feb-24**

Distance **1.06km**



## 16 ARTESIAN AVENUE WANTIRNA SOUTH VIC 3152

5 5 2

Sold Price <sup>RS</sup> **\$1,725,000** Sold Date **10-Feb-24**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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