

# 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 Marlesford Avenue, Wantirna Vic 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,045,000

### Median sale price

Median price \$1,101,000 Property Type House Suburb Wantirna

Period - From 01/01/2023 to 31/03/2023 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	3 Wilga Ct WANTIRNA SOUTH 3152	\$1,020,000	26/05/2023
2	48 Alderford Dr WANTIRNA 3152	\$965,000	25/03/2023
3	16 Aisbett Av WANTIRNA SOUTH 3152	\$950,000	21/04/2023

**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:

11/07/2023 16:35



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 652 sqm approx

Agent Comments

## Comparable Properties



**3 Wilga Ct WANTIRNA SOUTH 3152 (REI)**

Agent Comments



**Price:** \$1,020,000

**Method:** Private Sale

**Date:** 26/05/2023

**Property Type:** House (Res)

**Land Size:** 908 sqm approx



**48 Alderford Dr WANTIRNA 3152 (REI/VG)**

Agent Comments



**Price:** \$965,000

**Method:** Auction Sale

**Date:** 25/03/2023

**Property Type:** House (Res)

**Land Size:** 628 sqm approx



**16 Aisbett Av WANTIRNA SOUTH 3152 (REI/VG)**

Agent Comments



**Price:** \$950,000

**Method:** Sold Before Auction

**Date:** 21/04/2023

**Property Type:** House (Res)

**Land Size:** 781 sqm approx