

## 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 SANDHURST ROAD WANTIRNA 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

\$1,100,000

&

\$1,210,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,080,000

Property type

Land

Suburb

Wantirna

Period-from

01 Sep 2022

to

31 Aug 2023

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

46 HAROLD STREET WANTIRNA VIC 3152	\$1,150,000	21-Jul-23
34 HAROLD STREET WANTIRNA VIC 3152	\$1,165,000	25-Mar-23
15 GRASMERE COURT WANTIRNA VIC 3152	\$1,230,000	01-Apr-23

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: 13 September 2023



**46 HAROLD STREET WANTIRNA  
VIC 3152**

 4  2  2

Sold Price

<sup>RS</sup> **\$1,150,000**

Sold Date

**21-Jul-23**

Distance

**0.3km**



**34 HAROLD STREET WANTIRNA  
VIC 3152**

 4  2  2

Sold Price

**\$1,165,000**

Sold Date

**25-Mar-23**

Distance

**0.31km**



**15 GRASMERE COURT WANTIRNA  
VIC 3152**

 4  2  2

Sold Price

**\$1,230,000**

Sold Date

**01-Apr-23**

Distance

**0.41km**

RS = Recent sale

UN = Undisclosed Sale

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