

# 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

20 Angus Close, 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 \$980,000 & \$1,078,000

### Median sale price

Median price \$1,087,000 Property Type House Suburb Wantirna

Period - From 01/01/2024 to 31/03/2024 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	2 Dean Ct WANTIRNA 3152	\$1,100,000	12/02/2024
2	2 Angus Cl WANTIRNA 3152	\$1,070,000	22/05/2024
3	11 Bentley St WANTIRNA 3152	\$1,063,000	15/06/2024

**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:

17/06/2024 13:54



 3    1    2

**Property Type:** House (Res)

**Land Size:** 739 sqm approx

Agent Comments

**Indicative Selling Price**

\$980,000 - \$1,078,000

**Median House Price**

March quarter 2024: \$1,087,000

## Comparable Properties



**2 Dean Ct WANTIRNA 3152 (REI/VG)**

Agent Comments

 4    2    2

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 12/02/2024

**Property Type:** House

**Land Size:** 766 sqm approx



**2 Angus Ct WANTIRNA 3152 (REI)**

Agent Comments

 3    2    4

**Price:** \$1,070,000

**Method:** Private Sale

**Date:** 22/05/2024

**Property Type:** House

**Land Size:** 725 sqm approx



**11 Bentley St WANTIRNA 3152 (REI)**

Agent Comments

 3    1    4

**Price:** \$1,063,000

**Method:** Auction Sale

**Date:** 15/06/2024

**Property Type:** House (Res)

**Land Size:** 730 sqm approx