

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

23 Reflection Drive, Wantirna South Vic 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$795,000

&

\$870,000

Median sale price

Median price

\$1,290,000

Property Type

House

Suburb

Wantirna South

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.

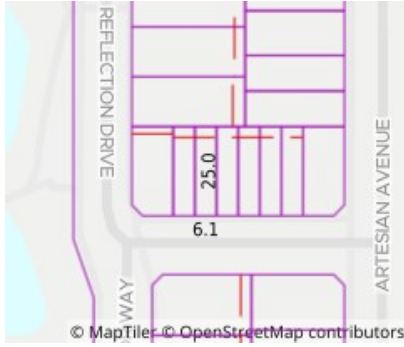
	Address of comparable property	Price	Date of sale
1	14 Maurice Ct WANTIRNA SOUTH 3152	\$840,000	16/03/2024
2	32 Bloom Av WANTIRNA SOUTH 3152	\$820,000	27/02/2024
3	9 Grove Way WANTIRNA SOUTH 3152	\$810,000	16/03/2024

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:

19/04/2024 12:07



Property Type: House (Res)
Land Size: 152 sqm approx
 Agent Comments

Indicative Selling Price
 \$795,000 - \$870,000
Median House Price
 March quarter 2024: \$1,290,000

Comparable Properties



14 Maurice Ct WANTIRNA SOUTH 3152 (REI) Agent Comments



Price: \$840,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 294 sqm approx



32 Bloom Av WANTIRNA SOUTH 3152 (REI) Agent Comments



Price: \$820,000
Method: Sold Before Auction
Date: 27/02/2024
Property Type: Townhouse (Res)
Land Size: 155 sqm approx



9 Grove Way WANTIRNA SOUTH 3152 (REI) Agent Comments



Price: \$810,000
Method: Auction Sale
Date: 16/03/2024
Property Type: Townhouse (Single)

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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