

## 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

261 STUD ROAD 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

\$1,399,000

&

\$1,499,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,292,000

Property type

House

Suburb

Wantirna South

Period-from

01 Jun 2023

to

31 May 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

14 ALLENBY AVENUE WANTIRNA SOUTH VIC 3152	\$1,972,000	08-Jun-24
6 GEDYE COURT WANTIRNA SOUTH VIC 3152	\$1,765,000	11-May-24
3 NEROLIE COURT WANTIRNA SOUTH VIC 3152	\$1,600,000	27-Jan-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: 12 June 2024



**14 ALLENBY AVENUE WANTIRNA SOUTH VIC 3152**

4 2 2

Sold Price <sup>RS</sup> **\$1,972,000** Sold Date **08-Jun-24**

Distance **0.61km**



**6 GEDYE COURT WANTIRNA SOUTH VIC 3152**

5 2 2

Sold Price <sup>RS</sup> **\$1,765,000** Sold Date **11-May-24**

Distance **1.88km**



**3 NEROLIE COURT WANTIRNA SOUTH VIC 3152**

5 3 2

Sold Price **\$1,600,000** Sold Date **27-Jan-24**

Distance **1.99km**



**30 ST CLAIR ROAD WANTIRNA SOUTH VIC 3152**

4 2 2

Sold Price **\$1,542,500** Sold Date **16-Dec-23**

Distance **1.06km**



**26 PICCADILLY AVENUE WANTIRNA SOUTH VIC 3152**

4 2 2

Sold Price <sup>RS</sup> **\$1,400,000** Sold Date **15-Mar-24**

Distance **0.35km**



**4 PACIFIC CLOSE WANTIRNA VIC 3152**

4 2 2

Sold Price **\$1,400,000** Sold Date **23-Mar-24**

Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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## 1 CHALICE COURT WANTIRNA VIC 3152

Sold Price

<sup>RS</sup> **\$1,371,000**

Sold Date **08-Jun-24**

4 3 4

Distance **1.38km**



## 6 RISDON COURT WANTIRNA SOUTH VIC 3152

Sold Price

**\$1,410,000**

Sold Date **25-Jan-24**

4 2 2

Distance **1.31km**



## 13 RIDDELL ROAD WANTIRNA SOUTH VIC 3152

Sold Price

**\$1,400,000**

Sold Date **12-Dec-23**

4 2 2

Distance **1.84km**



## 140 RENO ROAD WANTIRNA SOUTH VIC 3152

Sold Price

<sup>RS</sup> **\$1,728,500**

Sold Date **08-Jun-24**

4 3 2

Distance **2.07km**

RS = Recent sale

UN = Undisclosed Sale

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