

# 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

28 Elphinstone Way, Wantirna South Vic 3152
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### Indicative selling price

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

Range between 

\$1,500,000
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 & 

\$1,650,000
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### Median sale price

Median price 

\$1,300,000
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 Property Type 

House
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 Suburb 

Wantirna South
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Period - From 

01/04/2023
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 to 

31/03/2024
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 Source 

REIV
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### 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	6 Appledale Way WANTIRNA SOUTH 3152	\$1,675,000	17/04/2024
2	142 Harcrest Blvd WANTIRNA SOUTH 3152	\$1,630,000	12/04/2024
3	10 Eminence Way WANTIRNA SOUTH 3152	\$1,620,000	03/02/2024

**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: 

22/04/2024 10:43
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**Property Type:** House (Res)

**Land Size:** 440 sqm approx

Agent Comments

## Comparable Properties



**6 Appledale Way WANTIRNA SOUTH 3152 (REI)**

Agent Comments



**Price:** \$1,675,000

**Method:** Private Sale

**Date:** 17/04/2024

**Property Type:** House

**Land Size:** 465 sqm approx



**142 Harcrest Blvd WANTIRNA SOUTH 3152 (REI)**

Agent Comments



**Price:** \$1,630,000

**Method:** Sold Before Auction

**Date:** 12/04/2024

**Property Type:** House (Res)



**10 Eminence Way WANTIRNA SOUTH 3152 (REI)**

Agent Comments



**Price:** \$1,620,000

**Method:** Auction Sale

**Date:** 03/02/2024

**Property Type:** House (Res)

**Land Size:** 402 sqm approx