

# 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

3 Albany Court, 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 \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,126,000 Property Type House Suburb Wantirna

Period - From 01/07/2022 to 30/06/2023 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	10 Eton Sq WANTIRNA 3152	\$1,180,000	29/07/2023
2	12 Burlington Cr WANTIRNA 3152	\$1,085,500	29/04/2023
3	19 Kidderminster Dr WANTIRNA 3152	\$1,075,000	01/07/2023

**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:

15/09/2023 11:10



4 2 1

**Property Type:** House (Res)

**Land Size:** 652 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

Year ending June 2023: \$1,126,000

## Comparable Properties



10 Eton Sq WANTIRNA 3152 (REI)

Agent Comments

5 2 2

**Price:** \$1,180,000

**Method:** Auction Sale

**Date:** 29/07/2023

**Property Type:** House (Res)

**Land Size:** 644 sqm approx



12 Burlington Cr WANTIRNA 3152 (REI)

Agent Comments

4 2 2

**Price:** \$1,085,500

**Method:** Auction Sale

**Date:** 29/04/2023

**Property Type:** House (Res)



19 Kidderminster Dr WANTIRNA 3152 (REI)

Agent Comments

3 2 2

**Price:** \$1,075,000

**Method:** Auction Sale

**Date:** 01/07/2023

**Property Type:** House (Res)