

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

32 SANDHURST ROAD WANTIRNA VIC 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,120,000

Property type

House

Suburb

Wantirna

Period-from

01 Dec 2022

to

30 Nov 2023

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

85 HAROLD STREET WANTIRNA VIC 3152	\$875,000	24-Jun-23
51 KINGLOCH PARADE WANTIRNA VIC 3152	\$938,000	19-Sep-23
84 RACHELLE DRIVE WANTIRNA VIC 3152	\$955,000	02-Dec-23

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: 11 December 2023


**85 HAROLD STREET WANTIRNA
VIC 3152**
 3
  1
  2

Sold Price

\$875,000

Sold Date

24-Jun-23

Distance

0.73km

**51 KINGLOCH PARADE WANTIRNA
VIC 3152**
 4
  2
  -

Sold Price

^{RS}
\$938,000

Sold Date

19-Sep-23

Distance

1.63km

**84 RACHELLE DRIVE WANTIRNA
VIC 3152**
 5
  2
  3

Sold Price

^{RS}
\$955,000

Sold Date

02-Dec-23

Distance

1.95km
RS = Recent sale

UN = Undisclosed Sale

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