

# 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

39 Greenock Crescent, 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

\$900,000

&

\$950,000

### Median sale price

Median price

\$1,245,335

Property Type

House

Suburb

Wantirna

Period - From

01/10/2023

to

31/12/2023

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	23 Alvaston Av WANTIRNA 3152	\$1,040,000	07/12/2023
2	19 Paul Av WANTIRNA SOUTH 3152	\$953,000	10/02/2024
3	58 Coleman Rd WANTIRNA SOUTH 3152	\$943,500	23/12/2023

**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:

12/02/2024 15:55



**Rooms:** 6

**Property Type:** House

**Land Size:** 730.982 sqm approx

**Agent Comments**

## Comparable Properties



**23 Alvaston Av WANTIRNA 3152 (REI/VG)**

**Agent Comments**



**Price:** \$1,040,000

**Method:** Sold Before Auction

**Date:** 07/12/2023

**Property Type:** House (Res)

**Land Size:** 704 sqm approx



**19 Paul Av WANTIRNA SOUTH 3152 (REI)**

**Agent Comments**



**Price:** \$953,000

**Method:** Auction Sale

**Date:** 10/02/2024

**Property Type:** House (Res)

**Land Size:** 731 sqm approx



**58 Coleman Rd WANTIRNA SOUTH 3152 (REI)**

**Agent Comments**



**Price:** \$943,500

**Method:** Auction Sale

**Date:** 23/12/2023

**Property Type:** House (Res)

**Land Size:** 823 sqm approx