

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

4 Mariemont Avenue, Wantirna Vic 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$980,000 & \$1,078,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Wantirna

Period - From 01/07/2023 to 30/09/2023 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	19 Kidderminster Dr WANTIRNA 3152	\$1,075,000	01/07/2023
2	393 Mountain Hwy WANTIRNA 3152	\$1,065,000	01/08/2023
3	2 Linsley Way WANTIRNA 3152	\$994,000	05/08/2023

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:

10/11/2023 10:16

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Indicative Selling Price

\$980,000 - \$1,078,000

Median House Price

September quarter 2023: \$1,200,000



6 2 2

Property Type: House

Land Size: 680 sqm approx

Agent Comments

Comparable Properties



19 Kidderminster Dr WANTIRNA 3152 (REI/VG) Agent Comments

3 2 2

Price: \$1,075,000

Method: Auction Sale

Date: 01/07/2023

Property Type: House (Res)

Land Size: 616 sqm approx



393 Mountain Hwy WANTIRNA 3152 (REI) Agent Comments

4 2 2

Price: \$1,065,000

Method: Private Sale

Date: 01/08/2023

Property Type: House

Land Size: 729 sqm approx



2 Linsley Way WANTIRNA 3152 (REI/VG) Agent Comments

4 2 2

Price: \$994,000

Method: Auction Sale

Date: 05/08/2023

Property Type: House (Res)

Land Size: 266 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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