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

5 Appledale Way, Wantirna South Vic 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,500,000		&		\$1,650,000				
Median sale p	rice								
Median price	\$1,296,000	Pro	operty Type	Hous	se		Suburb	Wantirna South	
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	152 Harcrest Blvd WANTIRNA SOUTH 3152	\$1,650,750	08/11/2023
2	80 Harcrest Blvd WANTIRNA SOUTH 3152	\$1,638,888	02/09/2023
3	42 Verdant St WANTIRNA SOUTH 3152	\$1,500,000	27/08/2023

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:

19/01/2024 14:13



5 Appledale Way, Wantirna South Vic 3152



Calvin Huang

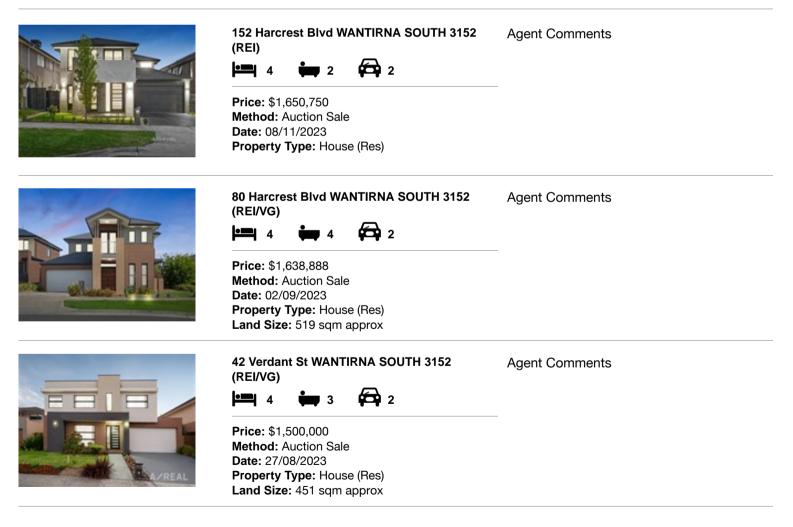




Property Type: House (Res) **Land Size:** 444 sqm approx Agent Comments 8849 8088 0433 625 756 calvinhuang@jelliscraig.com.au Indicative Selling Price

\$1,500,000 - \$1,650,000 **Median House Price** Year ending December 2023: \$1,296,000

Comparable Properties



Account - Jellis Craig | P: 03 88498088 | F: 03 98308180





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