

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5 Mockridge Street Wantirna South, 3152
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Indicative selling price

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

Range between	\$1,150,000 & \$1,250,000
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Median sale price

Median price	\$1,302,500	Property Type	NOT PROVIDED	Suburb	WANTIRNA SOUTH
Period - From	31-Oct-2022	to	30-Sep-2023	Source	realestate.com.au

Comparable property sales

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	11 Cathies Lane, Wantirna South, Vic 3152	\$1,200,000	26-Aug-2023
2	18 Wolf Street, Wantirna South, Vic 3152	\$1,250,000	22-Jul-2023
3	18 Mockridge Street, Wantirna South, Vic 3152	\$1,355,000	20-Jul-2023

This statement of information was prepared on 04-Oct-2023 at 11:29:06 AM EST