

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 SELKIRK AVENUE 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

\$860,000

&

\$946,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Wantirna

Period-from

30 Nov 2023

to

31 May 2024

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

66 RACHELLE DRIVE WANTIRNA VIC 3152	\$880,000	30-Apr-24
27 JARMA ROAD HEATHMONT VIC 3135	\$882,500	28-Apr-24
2 HESWALL COURT WANTIRNA VIC 3152	\$935,000	06-Apr-24

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: 31 May 2024

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**66 RACHELLE DRIVE WANTIRNA
VIC 3152**

3 1 2

Sold Price

^{RS} **\$880,000**

Sold Date **30-Apr-24**

Distance **0.58km**



**27 JARMA ROAD HEATHMONT VIC
3135**

3 1 1

Sold Price

^{RS} **\$882,500**

Sold Date **28-Apr-24**

Distance **1.47km**



**2 HESWALL COURT WANTIRNA
VIC 3152**

3 1 2

Sold Price

^{RS} **\$935,000**

Sold Date **06-Apr-24**

Distance **1.01km**

RS = Recent sale **UN** = Undisclosed Sale

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