

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 50 Bloom Avenue, Wantirna South Vic 3152

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$885,000 Property Type Townhouse Suburb Wantirna South

Period - From 25/01/2023 to 24/01/2024 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	2/36 Bunnett Rd KNOXFIELD 3180	\$860,000	20/11/2023
2	2b Evans St SCORESBY 3179	\$782,000	18/11/2023
3	3/10 Valetta Cr KNOXFIELD 3180	\$776,000	12/01/2024

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: 25/01/2024 14:04



Property Type: Townhouse
Land Size: 152 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median Townhouse Price
25/01/2023 - 24/01/2024: \$885,000

Comparable Properties



2/36 Bunnett Rd KNOXFIELD 3180 (REI/VG)

Agent Comments



Price: \$860,000
Method: Private Sale
Date: 20/11/2023
Property Type: Unit



2b Evans St SCORESBY 3179 (REI)

Agent Comments



Price: \$782,000
Method: Auction Sale
Date: 18/11/2023
Property Type: Townhouse (Res)
Land Size: 162 sqm approx



3/10 Valetta Cr KNOXFIELD 3180 (REI)

Agent Comments



Price: \$776,000
Method: Private Sale
Date: 12/01/2024
Property Type: Townhouse (Single)