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 | 50 Bloom Avenue, Wantirna South Vic 3152 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Trainge Between \$7.50,000 \$4.50,000 | Range between | \$750,000 | & | \$800,000 |
|---|---------------|-----------|---|-----------|
|---|---------------|-----------|---|-----------|

Median sale price

| Median price | \$885,000 | Pro | perty 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

| Add | dress 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 comparableproperties 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 |
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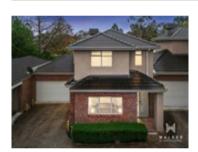
Eric Shan 8849 8088 0458 037 725 ericshan@jelliscraig.com.au

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



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

Comparable Properties



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

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

Agent Comments



2b Evans St SCORESBY 3179 (REI)

Price: \$782,000 Method: Auction Sale Date: 18/11/2023

Property Type: Townhouse (Res) Land Size: 162 sqm approx

Agent Comments



3/10 Valetta Cr KNOXFIELD 3180 (REI)

Price: \$776.000 Method: Private Sale Date: 12/01/2024

Property Type: Townhouse (Single)

Agent Comments

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



