

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 56 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 & \$825,000

Median sale price

Median price \$527,500 Property Type Unit Suburb Wantirna South

Period - From 01/07/2022 to 30/06/2023 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	2/5 The Ridge KNOXFIELD 3180	\$850,000	09/05/2023
2	6 Flora Gr WANTIRNA SOUTH 3152	\$810,000	01/08/2023
3	2/670 Stud Rd SCORESBY 3179	\$767,000	28/04/2023

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: 15/08/2023 11:56



Property Type: Townhouse

Land Size: 223 sqm approx

Agent Comments

Comparable Properties



2/5 The Ridge KNOXFIELD 3180 (REI/VG)

Agent Comments



Price: \$850,000

Method: Auction Sale

Date: 09/05/2023

Property Type: Townhouse (Res)



6 Flora Gr WANTIRNA SOUTH 3152 (REI)

Agent Comments



Price: \$810,000

Method: Private Sale

Date: 01/08/2023

Property Type: House

Land Size: 155 sqm approx



2/670 Stud Rd SCORESBY 3179 (REI/VG)

Agent Comments



Price: \$767,000

Method: Private Sale

Date: 28/04/2023

Property Type: Townhouse (Single)