

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

7 REITA AVENUE WANTIRNA SOUTH 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

\$980,000

&

\$1,078,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,261,500

Property type

House

Suburb

Wantirna South

Period-from

01 Jan 2023

to

31 Dec 2023

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

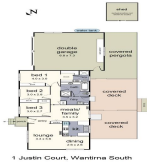
Date of sale

1 JUSTIN COURT WANTIRNA SOUTH VIC 3152	\$1,080,000	25-Nov-23
48 CORNELIUS DRIVE WANTIRNA SOUTH VIC 3152	\$940,000	09-Dec-23
105 OCONNOR ROAD KNOXFIELD VIC 3180	\$967,000	07-Oct-23

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: 29 January 2024



1 JUSTIN COURT WANTIRNA SOUTH VIC 3152

3 2 2

Sold Price **\$1,080,000** Sold Date **25-Nov-23**

Distance **0.43km**



48 CORNELIUS DRIVE WANTIRNA SOUTH VIC 3152

3 2 3

Sold Price ^{RS} **\$940,000** Sold Date **09-Dec-23**

Distance **0.59km**



105 OCONNOR ROAD KNOXFIELD VIC 3180

4 2 2

Sold Price **\$967,000** Sold Date **07-Oct-23**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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