

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

9 Cobain Square, Wantirna Vic 3152

Indicative selling price

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

Range between \$1,150,000 & \$1,265,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Wantirna

Period - From 01/07/2023 to 30/09/2023 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	4 Stratford Sq WANTIRNA 3152	\$1,270,670	23/11/2023
2	10 Wondalea Cr WANTIRNA 3152	\$1,220,000	28/10/2023
3	9 Timmothy Dr WANTIRNA SOUTH 3152	\$1,199,999	23/11/2023

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:

10/01/2024 10:51



 4  2  4

Property Type: House
Land Size: 821 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,265,000
Median House Price
September quarter 2023: \$1,200,000

Comparable Properties



4 Stratford Sq WANTIRNA 3152 (REI)

Agent Comments

 4  2  1

Price: \$1,270,670
Method: Sold Before Auction
Date: 23/11/2023
Property Type: House (Res)
Land Size: 650 sqm approx



10 Wondalea Cr WANTIRNA 3152 (REI)

Agent Comments

 3  1  2

Price: \$1,220,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 626 sqm approx



9 Timothy Dr WANTIRNA SOUTH 3152 (REI)

Agent Comments

 2  2  2

Price: \$1,199,999
Method: Auction Sale
Date: 23/11/2023
Property Type: House (Res)
Land Size: 730 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613