

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

49/321 WANTIRNA ROAD WANTIRNA 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$753,750

Property type

Unit

Suburb

Wantirna

Period-from

01 Jun 2023

to

31 May 2024

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

39/321 WANTIRNA ROAD WANTIRNA VIC 3152	\$599,000	14-Feb-24
2/207 WANTIRNA ROAD RINGWOOD VIC 3134	\$555,000	13-Feb-24
7/105 MOUNTAIN HIGHWAY WANTIRNA VIC 3152	\$580,000	15-Nov-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: 28 June 2024

Sumit Miglani

P 99311333

M 0403123686

E sumit@acerealestate.com.au



**39/321 WANTIRNA ROAD
WANTIRNA VIC 3152**

2 1 1

Sold Price **\$599,000** Sold Date **14-Feb-24**

Distance **0.05km**



**2/207 WANTIRNA ROAD
RINGWOOD VIC 3134**

2 1 1

Sold Price **\$555,000** Sold Date **13-Feb-24**

Distance **1.05km**



**7/105 MOUNTAIN HIGHWAY
WANTIRNA VIC 3152**

2 1 1

Sold Price **\$580,000** Sold Date **15-Nov-23**

Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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