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<br>Including suburb and postcode | 3 Traydal Close, Wantirna Vic 3152 |

## Indicative selling price

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

Range between $1,650,000 & $1,750,000

## Median sale price

Median price $1,230,000 Property Type House Suburb Wantirna

Period - From 01/04/2023 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 | 42 Merryn Gr WANTIRNA SOUTH 3152 | $1,610,000 | 23/06/2023 |
| 2 | 10 Miriam Cl WANTIRNA SOUTH 3152 | $1,706,000 | 06/07/2023 |
| 3 | 7 Wondalea Cr WANTIRNA 3152 | $1,770,000 | 17/06/2023 |

**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: 19/09/2023 11:09

# 3 Traydal Close, Wantirna Vic 3152



5 3 2

**Property Type:** House
**Land Size:** 625 sqm approx

Agent Comments

**Indicative Selling Price**
$1,650,000 - $1,750,000
**Median House Price**
June quarter 2023: $1,230,000

## Comparable Properties



**42 Merryn Gr WANTIRNA SOUTH 3152 (REI/VG)**

4 3 2

**Price:** $1,610,000
**Method:** Private Sale
**Date:** 23/06/2023
**Property Type:** House (Res)
**Land Size:** 911 sqm approx

Agent Comments



**10 Miriam Cl WANTIRNA SOUTH 3152 (REI/VG)**

5 2 2

**Price:** $1,706,000
**Method:** Sold Before Auction
**Date:** 06/07/2023
**Property Type:** House (Res)
**Land Size:** 896 sqm approx

Agent Comments



**7 Wondalea Cr WANTIRNA 3152 (REI/VG)**

4 3 3

**Price:** $1,770,000
**Method:** Auction Sale
**Date:** 17/06/2023
**Property Type:** House (Res)
**Land Size:** 629 sqm approx

Agent Comments

**Account** - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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