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	88 Barmah Drive West, Wantirna Vic 3152

Indicative selling price

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

Range between $950,000 & $1,045,000

Median sale price

Median price $1,157,000 Property Type House Suburb Wantirna

Period - From 01/10/2021 to 30/09/2022 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	141 Cathies La WANTIRNA SOUTH 3152	$1,075,000	24/09/2022
2	2 Maringa Cl WANTIRNA SOUTH 3152	$1,050,000	26/08/2022
3	70 Gateshead Dr WANTIRNA SOUTH 3152	$950,000	16/07/2022

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: 25/11/2022 14:54

88 Barmah Drive West, Wantirna Vic 3152

Lachlan Walker
03 9908 5700
0488345955
lachlanwalker@jelliscraig.com.au



4 2 4

Property Type: House
Land Size: 681 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median House Price
Year ending September 2022: $1,157,000

Comparable Properties



141 Cathies La WANTIRNA SOUTH 3152 (REI/VG)

4 2 2

Price: $1,075,000
Method: Auction Sale
Date: 24/09/2022
Property Type: House (Res)
Land Size: 620 sqm approx

Agent Comments



2 Maringa Cl WANTIRNA SOUTH 3152 (REI)

4 2 2

Price: $1,050,000
Method: Private Sale
Date: 26/08/2022
Property Type: House
Land Size: 733.02 sqm approx

Agent Comments

70 Gateshead Dr WANTIRNA SOUTH 3152 (REI)

4 2 2

Price: $950,000
Method: Auction Sale
Date: 16/07/2022
Property Type: House (Res)

Agent Comments

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