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	10 Tinarra Court, Wantirna South Vic 3152

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,353,500 Property Type House Suburb Wantirna South

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	3 Tresise Av WANTIRNA SOUTH 3152	$1,425,000	25/11/2023
2	12 Rochelle Ct WANTIRNA SOUTH 3152	$1,300,000	12/11/2023
3	2 Marlesford Av WANTIRNA 3152	$1,266,000	12/08/2023

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: 28/11/2023 11:11

10 Tinarra Court, Wantirna South Vic 3152

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4 2 2

Property Type: House
Land Size: 961 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
September quarter 2023: $1,353,500

Comparable Properties



3 Tresise Av WANTIRNA SOUTH 3152 (REI)

4 2 2

Price: $1,425,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 745 sqm approx

Agent Comments



12 Rochelle Ct WANTIRNA SOUTH 3152 (REI)

4 3 2

Price: $1,300,000
Method: Auction Sale
Date: 12/11/2023
Property Type: House (Res)
Land Size: 627 sqm approx

Agent Comments



2 Marlesford Av WANTIRNA 3152 (REI/VG)

4 2 2

Price: $1,266,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)
Land Size: 677 sqm approx

Agent Comments

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