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 | 39 Greenock Crescent, Wantirna Vic 3152 |

## Indicative selling price

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

Range between $900,000 & $950,000

## Median sale price

Median price $1,245,335 Property Type House Suburb Wantirna

Period - From 01/10/2023 to 31/12/2023 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 | 23 Alvaston Av WANTIRNA 3152 | $1,040,000 | 07/12/2023 |
| 2 | 42 Stokes Rd WANTIRNA 3152 | $985,000 | 09/12/2023 |
| 3 | 58 Coleman Rd WANTIRNA SOUTH 3152 | $943,500 | 23/12/2023 |

**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: 23/02/2024 09:43

# 39 Greenock Crescent, Wantirna Vic 3152

Daniel Bullen
9908 5700
0412 809 725
danielbullen@jelliscraig.com.au



3 2 2

**Property Type:** House
**Land Size:** 731 sqm approx

Agent Comments

**Indicative Selling Price**
$900,000 - $950,000
**Median House Price**
December quarter 2023: $1,245,335

## Comparable Properties



**23 Alvaston Av WANTIRNA 3152 (REI/VG)**

3 1 2

**Price:** $1,040,000
**Method:** Sold Before Auction
**Date:** 07/12/2023
**Property Type:** House (Res)
**Land Size:** 704 sqm approx

Agent Comments



**42 Stokes Rd WANTIRNA 3152 (REI)**

3 2 2

**Price:** $985,000
**Method:** Auction Sale
**Date:** 09/12/2023
**Property Type:** House (Res)
**Land Size:** 766 sqm approx

Agent Comments



**58 Coleman Rd WANTIRNA SOUTH 3152 (REI)**

3 1 2

**Price:** $943,500
**Method:** Auction Sale
**Date:** 23/12/2023
**Property Type:** House (Res)
**Land Size:** 823 sqm approx

Agent Comments



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