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	2/6 TABILK COURT 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	$595,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$776,000	Property type	Unit	Suburb	Wantirna
Period-from	01 Sep 2023	to	31 Aug 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
14/321 WANTIRNA ROAD WANTIRNA VIC 3152	$595,000	11-Jul-24
3/587 BORONIA ROAD WANTIRNA VIC 3152	$613,000	29-Jun-24
30/3 ASHLEY STREET WANTIRNA VIC 3152	$610,000	25-Jul-24

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: 06 September 2024

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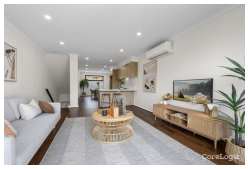
14/321 WANTIRNA ROAD WANTIRNA VIC 3152

2 1 1

Sold Price RS **$595,000** Sold Date **11-Jul-24**

Distance **0.42km**



3/587 BORONIA ROAD WANTIRNA VIC 3152

2 1 1

Sold Price RS **$613,000** UN Sold Date **29-Jun-24**

Distance **0.55km**



30/3 ASHLEY STREET WANTIRNA VIC 3152

2 2 -

Sold Price RS **$610,000** Sold Date **25-Jul-24**

Distance **0.68km**

RS = Recent sale **UN** = Undisclosed Sale

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