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 | 6 Roxburgh Road, Wantirna Vic 3152 |

## Indicative selling price

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

Range between $1,000,000 & $1,100,000

## Median sale price

Median price $1,125,000 Property Type House Suburb Wantirna

Period - From 05/09/2023 to 04/09/2024 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 | 10 Greenock Cr WANTIRNA 3152 | $1,145,105 | 31/08/2024 |
| 2 | 18 Tabilk Ct WANTIRNA 3152 | $1,050,000 | 28/08/2024 |
| 3 | 11 Ireland Av WANTIRNA SOUTH 3152 | $1,096,000 | 20/07/2024 |

**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: 05/09/2024 16:02

# 6 Roxburgh Road, Wantirna Vic 3152

Simon Lord
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4 1 4

**Rooms:** 6
**Property Type:** House
**Land Size:** 776 sqm approx

Agent Comments

**Indicative Selling Price**
$1,000,000 - $1,100,000
**Median House Price**
05/09/2023 - 04/09/2024: $1,125,000

## Comparable Properties



**10 Greenock Cr WANTIRNA 3152 (REI)**

4 2 6

**Price:** $1,145,105
**Method:** Sold Before Auction
**Date:** 31/08/2024
**Property Type:** House
**Land Size:** 728 sqm approx

Agent Comments



**18 Tabilk Ct WANTIRNA 3152 (REI)**

4 2 2

**Price:** $1,050,000
**Method:** Private Sale
**Date:** 28/08/2024
**Property Type:** House
**Land Size:** 801 sqm approx

Agent Comments



**11 Ireland Av WANTIRNA SOUTH 3152 (REI/VG)**

4 3 2

**Price:** $1,096,000
**Method:** Auction Sale
**Date:** 20/07/2024
**Property Type:** House (Res)
**Land Size:** 766 sqm approx

Agent Comments



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