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	41 Kingloch Parade, Wantirna Vic 3152

Indicative selling price

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

Range between $950,000 & $1,040,000

Median sale price

Median price $1,145,105 Property Type House Suburb Wantirna

Period - From 01/07/2024 to 30/09/2024 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	18 Tabilk Ct WANTIRNA 3152	$1,050,000	28/08/2024
2	31 Glen Barry Rd WANTIRNA 3152	$1,037,007	08/08/2024
3	8 Barnsdale Ct WANTIRNA 3152	$986,000	27/07/2024

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: 16/10/2024 10:38

41 Kingloch Parade, Wantirna Vic 3152

Tony Doh
03 9818 1888
0419 316 676
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5 2 2

Rooms: 8
Property Type: House
Land Size: 729 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,040,000
Median House Price
September quarter 2024: $1,145,105

Comparable Properties



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



31 Glen Barry Rd WANTIRNA 3152 (REI/VG)

4 3 3

Price: $1,037,007
Method: Sold Before Auction
Date: 08/08/2024
Property Type: House (Res)
Land Size: 728 sqm approx

Agent Comments



8 Barnsdale Ct WANTIRNA 3152 (REI)

4 2 2

Price: $986,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 629 sqm approx

Agent Comments

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