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	1/9 GISELLE AVENUE WANTIRNA SOUTH 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	$730,000	&	$803,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$665,000	Property type	Unit	Suburb	Wantirna South
Period-from	01 Oct 2023	to	30 Sep 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
6/19 EARLS COURT WANTIRNA SOUTH VIC 3152	$765,000	01-Aug-24
2/16 HELPMANN STREET WANTIRNA SOUTH VIC 3152	$800,000	24-Aug-24
23 REFLECTION DRIVE WANTIRNA SOUTH VIC 3152	$750,000	23-May-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: 31 October 2024

Bruce Liu
M 0424576188
E bliu@buxton.com.au



6/19 EARLS COURT WANTIRNA SOUTH VIC 3152

3 1 1

Sold Price **$765,000** Sold Date **01-Aug-24**

Distance **0.74km**



2/16 HELPMANN STREET WANTIRNA SOUTH VIC 3152

3 2 2

Sold Price **$800,000** Sold Date **24-Aug-24**

Distance **0.81km**



23 REFLECTION DRIVE WANTIRNA SOUTH VIC 3152

3 2 1

Sold Price **$750,000** Sold Date **23-May-24**

Distance **1.52km**

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

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