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	4 DENSHAM COURT 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	$880,000	&	$968,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,273,500	Property type	House	Suburb	Wantirna South
Period-from	01 Dec 2023	to	30 Nov 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
19 PAUL AVENUE WANTIRNA SOUTH VIC 3152	$953,000	02-Oct-24
68 WALLACE ROAD WANTIRNA SOUTH VIC 3152	$930,000	10-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: 10 December 2024

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19 PAUL AVENUE WANTIRNA SOUTH VIC 3152

3 1 2

Sold Price RS $953,000 Sold Date 02-Oct-24

Distance 1.46km



68 WALLACE ROAD WANTIRNA SOUTH VIC 3152

3 1 2

Sold Price $930,000 Sold Date 10-Jul-24

Distance 0.88km

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

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