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	7 Parfait Court, Wantirna South Vic 3152

Indicative selling price

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

Range between $950,000 & $1,045,000

Median sale price

Median price $1,289,000 Property Type House Suburb Wantirna South

Period - From 01/10/2023 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	56 Borg Cr SCORESBY 3179	$1,030,000	21/09/2024
2	2 Huntingdon Dr WANTIRNA SOUTH 3152	$990,000	07/09/2024
3	10 Milbrey Cl WANTIRNA SOUTH 3152	$1,100,000	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: 30/10/2024 15:42

7 Parfait Court, Wantirna South Vic 3152



3 -

Property Type: House (Previously Occupied - Detached)
Land Size: 666 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median House Price
Year ending September 2024: $1,289,000

Comparable Properties



56 Borg Cr SCORESBY 3179 (REI)

4 2 2

Price: $1,030,000
Method: Private Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 760 sqm approx

Agent Comments



2 Huntingdon Dr WANTIRNA SOUTH 3152 (REI)

4 2 2

Price: $990,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 713 sqm approx

Agent Comments



10 Milbrey Cl WANTIRNA SOUTH 3152 (REI)

4 2 2

Price: $1,100,000
Method: Sold Before Auction
Date: 27/07/2024
Property Type: House (Res)
Land Size: 619 sqm approx

Agent Comments

Account - Ray White Croydon | P: 03 9725 7444

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