

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

56 TYNER ROAD 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,205,500

Property type

House

Suburb

Wantirna South

Period-from

01 May 2021

to

30 Apr 2022

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

25 ALVASTON AVENUE WANTIRNA VIC 3152	\$942,500	14-May-22
66 FRUDAL CRESCENT KNOXFIELD VIC 3180	\$958,000	03-Dec-21
20 ARTHUR STREET WANTIRNA SOUTH VIC 3152	\$915,000	22-Apr-22

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: 27 May 2022



**25 ALVASTON AVENUE
 WANTIRNA VIC 3152**

 3  1  2

Sold Price

^{RS} **\$942,500**

Sold Date **14-May-22**

Distance

1km



**66 FRUDAL CRESCENT
 KNOXFIELD VIC 3180**

 3  1  2

Sold Price

\$958,000

Sold Date **03-Dec-21**

Distance

1.28km



**20 ARTHUR STREET WANTIRNA
 SOUTH VIC 3152**

 3  1  2

Sold Price

^{RS} **\$915,000**

Sold Date **22-Apr-22**

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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