

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 39 Riddell Road, Wantirna South, VIC 3152

Indicative selling price

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

Price Range \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,092,500 Property Type House Suburb Wantirna South (3152)

Period - From 04/02/2021 to 04/02/2021 Source REA

Comparable property sales

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
57 TOWNVIEW AVENUE, WANTIRNA SOUTH VIC 3152	\$1,029,000	28/11/2020
4 CORNELIUS DRIVE, WANTIRNA SOUTH VIC 3152	\$1,430,000	20/02/2021
32 REITA AVENUE, WANTIRNA SOUTH VIC 3152	\$1,142,500	14/11/2020

This Statement of Information was prepared on: 12/03/2021