

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
361 MOUNTAIN HIGHWAY WANTIRNA 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 \$800,000 & \$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Wantirna
Period-from <input type="text"/> 01 Oct 2023	to <input type="text"/> 30 Sep 2024	Source <input type="text"/> 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 LEONARD STREET BAYSWATER VIC 3153	\$855,000	26-Jul-24
29 SUSAN STREET BAYSWATER VIC 3153	\$826,000	27-Aug-24
8 LOCKSLEY CLOSE BAYSWATER VIC 3153	\$840,000	13-Jun-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: 07 October 2024



19 LEONARD STREET BAYSWATER Sold Price
VIC 3153

3 1 2

\$855,000 Sold Date **26-Jul-24**

Distance **1.33km**



29 SUSAN STREET BAYSWATER Sold Price
VIC 3153

3 1 1

RS \$826,000 Sold Date **27-Aug-24**

Distance **1.6km**



8 LOCKSLEY CLOSE BAYSWATER Sold Price
VIC 3153

4 1 4

\$840,000 Sold Date **13-Jun-24**

Distance **1.52km**

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

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