

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

5/17 PACH 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

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,500

Property type

Unit

Suburb

Wantirna South

Period-from

01 Mar 2023

to

29 Feb 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

2/13 DUMFRIES WAY WANTIRNA VIC 3152	\$924,000	09-Dec-23
5/7 PACH ROAD WANTIRNA SOUTH VIC 3152	\$845,000	25-Nov-23
3/5 THAXTED PARADE WANTIRNA VIC 3152	\$987,000	16-Dec-23

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: 18 March 2024


**2/13 DUMFRIES WAY WANTIRNA
VIC 3152**
 3
  2
  2

Sold Price

\$924,000

 Sold Date **09-Dec-23**

 Distance **1.21km**

**5/7 PACH ROAD WANTIRNA
SOUTH VIC 3152**
 3
  2
  2

Sold Price

^{RS} **\$845,000** Sold Date **25-Nov-23**

 Distance **0.14km**

**3/5 THAXTED PARADE WANTIRNA
VIC 3152**
 3
  2
  1

Sold Price

\$987,000

 Sold Date **16-Dec-23**

 Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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