## 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

2 Yorkminster Avenue, Wantirna Vic 3152

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$690,000		&		\$750,000			
Median sale p	rice							
Median price	\$910,000	Pro	operty Type	Hou	se		Suburb	Wantirna
Period - From	01/01/2020	to	31/12/2020	)	So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	7 Teddington Way WANTIRNA 3152	\$804,000	19/12/2020
2	5 Burlington Cr WANTIRNA 3152	\$791,000	02/11/2020
3	636 Boronia Rd WANTIRNA 3152	\$760,000	28/11/2020

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:

24/03/2021 11:48



2 Yorkminster Avenue, Wantirna Vic 3152

### woodards 🚾

Richard Kurz 9805 1111 0408 337 319





Property Type: House (Previously Occupied - Detached) Land Size: 575 sqm approx rkurz@woodards.com.au Indicative Selling Price \$690,000 - \$750,000 Madian Hausa Price

Median House Price Year ending December 2020: \$910,000

Agent Comments

Original condition brick veneer property with flexible options. Very well located corner block and suitable for a variety of uses or convert back to a residential home or redevelop STCA

# **Comparable Properties**



7 Teddington Way WANTIRNA 3152 (REI/VG) Agent Comments



Price: \$804,000 Method: Auction Sale Date: 19/12/2020 Property Type: House (Res) Land Size: 537 sqm approx

5 Burlington Cr WANTIRNA 3152 (VG)

Agent Comments



Price: \$791,000 Method: Sale Date: 02/11/2020 Property Type: House (Res) Land Size: 571 sqm approx

636 Boronia Rd WANTIRNA 3152 (REI/VG)

**1** 3 **1 1** 

Agent Comments

Price: \$760,000 Method: Auction Sale Date: 28/11/2020 Property Type: House (Res) Land Size: 573 sqm approx

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.