

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

|   |                                    |
|---|------------------------------------|
| <b>Address</b><br>Including suburb and postcode | 2 Hogan Court Wantirna South, 3152 |
|---|------------------------------------|

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

|               |                           |
|---------------|---------------------------|
| Range between | \$1,000,000 & \$1,100,000 |
|---------------|---------------------------|

### Median sale price

|               |             |               |              |        |              |
|---------------|-------------|---------------|--------------|--------|--------------|
| Median price  | \$1,000,000 | Property Type | NOT PROVIDED | Suburb | NOT PROVIDED |
| Period - From | 01-Sep-2024 | to            | 01-May-2025  | Source | real estate  |

### Comparable property sales

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 |
|---|---|-------------|--------------|
| 1 | 35 Gateshead Drive, Wantirna South, Vic 3152  | \$1,186,000 | 26-Apr-2025  |
| 2 | 150 Wallace Road, Wantirna South, Vic 3152    | \$1,050,000 | 16-Apr-2025  |
| 3 | 5 Birralelee Street, Wantirna South, Vic 3152 | \$1,100,000 | 15-May-2025  |

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