

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

13 Chequers Close, Wantirna Vic 3152

Indicative selling price

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

Range between \$980,000 & \$1,060,000

Median sale price

Median price \$1,126,000 Property Type House Suburb Wantirna

Period - From 01/07/2022 to 30/06/2023 Source 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.

	Address of comparable property	Price	Date of sale
1	17 Mingana Rd WANTIRNA SOUTH 3152	\$1,100,000	12/08/2023
2	12 Burlington Cr WANTIRNA 3152	\$1,085,500	29/04/2023
3	36 Birchfield Cr WANTIRNA 3152	\$990,000	04/05/2023

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:

02/10/2023 09:09



4
 2
 3

Property Type: House
Land Size: 706 sqm approx
 Agent Comments

Indicative Selling Price
 \$980,000 - \$1,060,000
Median House Price
 Year ending June 2023: \$1,126,000

Comparable Properties



17 Mingana Rd WANTIRNA SOUTH 3152 (REI) Agent Comments

4
 2
 3

Price: \$1,100,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)
Land Size: 728 sqm approx



12 Burlington Cr WANTIRNA 3152 (REI/VG) Agent Comments

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 2
 2

Price: \$1,085,500
Method: Auction Sale
Date: 29/04/2023
Property Type: House (Res)
Land Size: 581 sqm approx



36 Birchfield Cr WANTIRNA 3152 (REI/VG) Agent Comments

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 2
 1

Price: \$990,000
Method: Private Sale
Date: 04/05/2023
Property Type: House
Land Size: 660 sqm approx

Account - VICPROP