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	consume	r.vic.gov.a	au/underquo	ting		
Range betweer	\$980,000		&	\$1,060,000			
Median sale p	rice						
Median price	\$1,126,000	Property	Property Type Ho			Suburb	Wantirna
Period - From	01/07/2022	to 30/0	6/2023	Sc	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.

Ado	dress 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









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



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)



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

Agent Comments

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

Account - VICPROP



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