

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

1 CHALICE COURT WANTIRNA 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Wantirna

Period-from

01 May 2023

to

30 Apr 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

6 HUNTINGDON DRIVE WANTIRNA SOUTH VIC 3152	\$1,150,000	27-Apr-24
11 COACHMANS SQUARE WANTIRNA VIC 3152	\$1,180,000	30-Apr-24
40 AINSDALE AVENUE WANTIRNA VIC 3152	\$1,170,000	03-Feb-24

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: 14 May 2024



6 HUNTINGDON DRIVE WANTIRNA SOUTH VIC 3152

Sold Price

^{RS}

\$1,150,000

Sold Date

27-Apr-24



4



2



2

Distance

1.97km



11 COACHMANS SQUARE WANTIRNA VIC 3152

Sold Price

^{RS}

\$1,180,000

Sold Date

30-Apr-24



4



2



2

Distance

0.31km



40 AINSDALE AVENUE WANTIRNA VIC 3152

Sold Price

^{RS}

\$1,170,000

Sold Date

03-Feb-24



4



2



2

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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