

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	12 Heswall Court, Wantirna, VIC 3152
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Indicative selling price

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

Single price	\$1,069,000	or range between		&	
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Median sale price

Median price	\$ 1,171,500	Property type	House	Suburb	Wantirna
Period - From	21/05/2023	to	20/05/2024	Source	pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	2 Cloverlea Dr, Wantirna Vic	1,100,000	06/05/2024
2	13 Cloverlea Dr, Wantirna Vic	1,024,000	28/03/2024
3	91 Raheen Av, Wantirna Vic	1,080,000	07/03/2024

This Statement of Information was prepared on: 21/05/2024

