

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

6 Huntingdon Drive, Wantirna South Vic 3152

Indicative selling price

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

Range between \$1,090,000

&

\$1,190,000

Median sale price

Median price \$1,308,000

Property Type House

Suburb Wantirna South

Period - From 17/04/2023

to

16/04/2024

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	61 Allister CI KNOXFIELD 3180	\$1,180,000	14/02/2024
2	9 St Bernards Ct WANTIRNA SOUTH 3152	\$1,160,000	06/11/2023
3	17 Fewster Dr WANTIRNA SOUTH 3152	\$1,100,000	07/03/2024

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:

17/04/2024 14:55

6 Huntingdon Drive, Wantirna South Vic 3152

Gary Seaye

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Indicative Selling Price

\$1,090,000 - \$1,190,000

Median House Price

17/04/2023 - 16/04/2024: \$1,308,000



 4  2  2

Property Type: House (Previously Occupied - Detached)

Land Size: 725 sqm approx

Agent Comments

Comparable Properties



61 Allister CI KNOXFIELD 3180 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,180,000

Method: Private Sale

Date: 14/02/2024

Property Type: House (Res)

Land Size: 739 sqm approx



9 St Bernards Ct WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,160,000

Method: Private Sale

Date: 06/11/2023

Property Type: House

Land Size: 784 sqm approx



17 Fewster Dr WANTIRNA SOUTH 3152 (REI)

Agent Comments

 4  2  2

Price: \$1,100,000

Method: Private Sale

Date: 07/03/2024

Rooms: 6

Property Type: House (Res)

Land Size: 727 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354