

# 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

35 Chartwell Drive, Wantirna Vic 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,100,000

### Median sale price

Median price

\$1,173,000

Property Type

House

Suburb

Wantirna

Period - From

01/01/2023

to

31/12/2023

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	167 Harold St WANTIRNA 3152	\$1,125,000	17/09/2023
2	4 Blackfriars Cl WANTIRNA 3152	\$1,100,000	24/10/2023
3	8 Wilga Ct WANTIRNA SOUTH 3152	\$1,090,000	11/11/2023

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:

29/01/2024 16:43

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**Indicative Selling Price**

\$1,100,000

**Median House Price**

Year ending December 2023: \$1,173,000



4 2 2

**Property Type:** House (Res)

**Land Size:** 609 sqm approx

Agent Comments

## Comparable Properties



**167 Harold St WANTIRNA 3152 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,125,000

**Method:** Private Sale

**Date:** 17/09/2023

**Property Type:** House

**Land Size:** 746 sqm approx



**4 Blackfriars CI WANTIRNA 3152 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,100,000

**Method:** Sold Before Auction

**Date:** 24/10/2023

**Property Type:** House (Res)

**Land Size:** 763 sqm approx



**8 Wilga Ct WANTIRNA SOUTH 3152 (REI)**

Agent Comments

4 3 4

**Price:** \$1,090,000

**Method:** Sold Before Auction

**Date:** 11/11/2023

**Property Type:** House (Res)

**Land Size:** 726 sqm approx