

STATEMENT OF INFORMATION

84 RACHELLE DRIVE, WANTIRNA, VIC 3152
PREPARED BY BIGGIN & SCOTT BORONIA



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



84 RACHELLE DRIVE, WANTIRNA, VIC







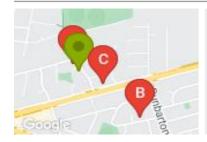
Indicative Selling Price

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

Price Range:

\$900,000 to \$990,000

MEDIAN SALE PRICE



WANTIRNA, VIC, 3152

Suburb Median Sale Price (House)

\$1,122,000

01 October 2022 to 30 September 2023

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



72 RACHELLE DR, WANTIRNA, VIC 3152







Sale Price

*\$1,150,000

Sale Date: 27/10/2023

Distance from Property: 71m





51 KINGLOCH PDE, WANTIRNA, VIC 3152







Sale Price

***\$938,000**

Sale Date: 19/09/2023

Distance from Property: 516m





393 MOUNTAIN HWY, WANTIRNA, VIC 3152







Sale Price

*\$1.065.000

Sale Date: 01/08/2023

Distance from Property: 180m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

	Add	ress
Including	suburb	and
	posto	ode

84 RACHELLE DRIVE, WANTIRNA, VIC 3152

Indicative selling price

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

Price Range: \$900,000 to \$990,000

Median sale price

Median price	\$1,122,000	Property type	House	Suburb	WANTIRNA
Period	01 October 2022 to 30 2023	September	Source		pricefinder

Comparable property sales

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
72 RACHELLE DR, WANTIRNA, VIC 3152	*\$1,150,000	27/10/2023
51 KINGLOCH PDE, WANTIRNA, VIC 3152	*\$938,000	19/09/2023
393 MOUNTAIN HWY, WANTIRNA, VIC 3152	*\$1,065,000	01/08/2023

This Statement of Information was prepared on:

12/11/2023

