

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

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,245,335 Property Type House Suburb Wantirna

Period - From 01/10/2023 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	40 Linsley Way WANTIRNA 3152	\$1,200,000	07/02/2024
2	12 Courtney Sq WANTIRNA 3152	\$1,150,000	16/09/2023
3	93 Kidderminster Dr WANTIRNA 3152	\$1,090,000	24/01/2024

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: 15/03/2024 10:00



woodards 

12 Heswall Court, Wantirna

Additional information

Council Rates: \$1970.80pa (Refer Section 32)
Water Rates: \$166.6pq plus usage (Refer Section 32)
Neighbourhood Residential Zone Schedule 4
Land size: 537sqm approx.
Evaporative cooling
Ducted heating
Ceiling fans
Water tank
Gas cooktop & Electric wall oven
Dishwasher
Renovated bathrooms
Self-contained bungalow
Undercover entertaining deck
Garden shed
Water tank
Tandem carport

Rental Estimate

\$680pw based on current market conditions

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected

Close proximity to

Schools

Regency Park Primary School - Amesbury Ave, Wantirna (1km)
St Lukes Primary- Stokes Rd, Wantirna (1.5km)
Wantirna College - Harold St, Wantirna (1.3km)
The Knox School- Burwood Hwy, Wantirna Sth (2.8km)

Shops

Westfield Knox - Burwood Hwy, Wantirna South (4.5km)
Wantirna Mall- Mountain Hwy, Wantirna (1.2km)

Parks

Courtney Square Reserve- Courtney Square Wantirna (550m)
Templeton Reserve – Templeton Street, Wantirna (1.7km)
William Morris Reserve – Harold St, Wantirna (1.5km)

Transport

Bayswater Station (4.5km)
Tram 75 Vermont South to Docklands
Bus 738 Mitcham to Wantirna South
Bus 745 Wantirna South to Bayswater

Settlement

10% deposit, balance 30/60 days (neg)



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