

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

5 CHESTERFIELD COURT WANTIRNA VIC 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,180,000

&

\$1,298,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Wantirna

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

| Address of comparable property | Price | Date of sale |
|-----------------------------------|-------------|--------------|
| 9 COBAIN SQUARE WANTIRNA VIC 3152 | \$1,260,000 | 17-Mar-24 |
| | | |
| | | |

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 6 months.

This Statement of Information was prepared on: 17 June 2024



**9 COBAIN SQUARE WANTIRNA
VIC 3152**

 4  2  -

Sold Price **\$1,260,000** Sold Date **17-Mar-24**

Distance **0.61km**

RS = Recent sale **UN** = Undisclosed Sale

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