

STATEMENT OF INFORMATION

1/30 CHAPPELL DRIVE, WANTIRNA SOUTH, VIC 3152

PREPARED BY FOR SALE BY OWNER, SUITE 1, 19 WILLIAM STREET BALACLAVA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/30 CHAPPELL DRIVE, WANTIRNA

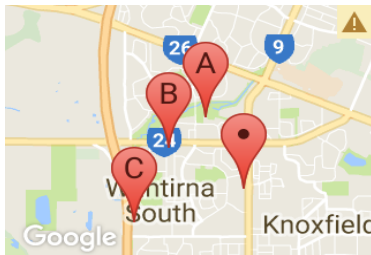
3 2 1

Indicative Selling Price

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

Price Range: **\$1,080,000 to \$1,188,000**

MEDIAN SALE PRICE



WANTIRNA SOUTH, VIC, 3152

Suburb Median Sale Price (House)

\$1,010,400

01 April 2017 to 31 March 2018

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.



9/91 JENOLA PDE, WANTIRNA SOUTH, VIC

3 2 1

Sale Price

\$800,000

Sale Date: 27/02/2018

Distance from Property: 1.2km



1 FONTEYN DR, WANTIRNA SOUTH, VIC

3 1 1

Sale Price

\$1,020,000

Sale Date: 09/12/2017

Distance from Property: 1.2km



13 BELLS CRT, WANTIRNA SOUTH, VIC

4 2 2

Sale Price

\$1,050,000

Sale Date: 05/12/2017

Distance from Property: 1.5km



This report has been compiled on 16/05/2018 by Property Investor. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/30 CHAPPELL DRIVE, WANTIRNA SOUTH, VIC 3152

Indicative selling price

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

Price Range: \$1,080,000 to \$1,188,000

Median sale price

Median price \$1,010,400

House

Unit

X

Suburb

WANTIRNA SOUTH

Period 01 April 2017 to 31 March 2018

Source

pricfinder

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
9/91 JENOLA PDE, WANTIRNA SOUTH, VIC 3152	\$800,000	27/02/2018
1 FONTEYN DR, WANTIRNA SOUTH, VIC 3152	\$1,020,000	09/12/2017
13 BELLS CRT, WANTIRNA SOUTH, VIC 3152	\$1,050,000	05/12/2017