



*Statement of Information*

Section 47AF of the Estate Agents Act 1980

120 Milpera Crescent,  
Wantirna VIC 3152

Indicative selling price  
For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)  
**\$900,000 - \$990,000**

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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.

4 Crestdale Road, Wantirna VIC 3152	\$981,000	Sold 10 <sup>th</sup> of November 2021
15 Attenborough Square, Wantirna VIC 3152	\$980,000	Sold 19 <sup>th</sup> of December 2021
13 Teddington Way, Wantirna VIC 3152	\$942,500	Sold 27 <sup>th</sup> of September 2021

This Statement of Information was prepared on: 14<sup>th</sup> February 2022

House



4 Bed      2 Bath      2 Car

Harcourts Wantirna  
Shop 5/249 Stud Road  
Wantirna VIC 3152

**Harcourts**