



Statement of Information

Section 47AF of the Estate Agents Act 1980

8 Smithfield Square, Wantirna VIC 3152

Indicative selling price

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

\$990,000 - \$1,089,000

Median sale price

\$1,018,750

Median **House** price for **Wantirna** from **Corelogic** from the 01/12/2020 – 30/11/2021

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.

8 Kenross Court, Wantirna VIC 3152	\$1,011,000	Sold 4 th of September 2021
4 Northam Road, Wantirna VIC 3152	\$1,046,000	Sold 31 st of October 2021
44 Lewis Road , Wantirna South VIC 3152	\$1,001,000	Sold 9 th of October 2021

This Statement of Information was prepared on: 7th of December 2021

House



4 Bed



2 Bath



2 Car

Harcourts Wantirna
Shop 5/249 Stud Road
Wantirna VIC 3152

Harcourts