

## Statement of Information

Section 47AF of the Estate Agents Act 1980

45 Raheen Avenue,  
Wantirna VIC 3152

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**\$800,000 - \$880,000**

Median sale price

**\$830,100**

Median **House** price for **Wantirna** from **CoreLogic** from the 1/01/2019 – 31/12/2019.

### 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.

<b>10 Corinella Square</b> Wantirna VIC 3152	<b>\$830,000</b>	Sold 6 <sup>th</sup> of November 2019
<b>97 Kidderminster Drive</b> Wantirna VIC 3152	<b>\$865,000</b>	Sold 31 <sup>st</sup> of July 2019
<b>15 Chartwell Drive</b> Wantirna VIC 3152	<b>\$844,000</b>	Sold 14 <sup>th</sup> of December 2019

House



4 bed



2 bath



2 car

**Harcourts Wantirna**  
Shop 5/249 Stud Road  
Wantirna VIC 3152

**Harcourts**

This Statement of Information was prepared on: 8<sup>th</sup> of January 2020