

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# 1/5 Newman Road Wantirna South VIC 3152

### Indicative selling price

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

**\$530,000 - \$580,000**

### Median sale price

**\$520,000**

Median **Unit** price for **Wantirna South** from **CoreLogic** from the 01/01/2019 – 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>11/15 Lewis Road</b> Wantirna South VIC 3152	<b>\$539,000</b>	Sold 18 <sup>th</sup> of November 2019
<b>2/3-5 Roy Court</b> Boronia VIC 3155	<b>\$557,000</b>	Sold 17 <sup>th</sup> of August 2019
<b>3/22 Bateman Street</b> Wantirna VIC 3152	<b>\$578,500</b>	Sold 12 <sup>th</sup> of October 2019

Unit



2 bed



1 bath



1 car

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

**Harcourts**

This Statement of Information was prepared on: 28<sup>th</sup> of January 2020