

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### 3 Leicester Court, 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)

**\$950,000 - \$1,045,000**

#### Median sale price

**\$996,500**

Median **House** price for **Wantirna South** from **Corelogic** from the 01/02/2020 – 31/01/2021

#### Comparable Property Sales

**\*\*The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.**

**40 Tate Avenue**  
Wantirna South VIC 3152

**\$981,000**

Sold 21<sup>st</sup> of November 2020

**6 Tyloid Square**  
Wantirna VIC 3152

**\$1,025,000**

Sold 23<sup>rd</sup> of November 2020

House



5 Bed



2 Bath



2 Car

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

**Harcourts**

This Statement of Information was prepared on: 18<sup>th</sup> of February 2021