



Statement of Information

Section 47AF of the Estate Agents Act 1980

1/20 Baudelaire Avenue
Wantirna VIC 3152

Indicative selling price

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

\$780,000 - \$858,000

Median sale price

\$642,500

Median **Unit** price for **Wantirna** from **Corelogic** from the 01/06/2020 – 31/05/2021.

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.**

Unit



4 Bed



2 Bath



2 Car

Harcourts Wantirna
Shop 5/249 Stud Road
Wantirna VIC 3152

Harcourts

This Statement of Information was prepared on: 23rd of June 2021