



Statement of Information

Section 47AF of the Estate Agents Act 1980

45 Shetland Drive,
Wantirna VIC 3152

Indicative selling price

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

\$900,000 - \$990,000

Median sale price

\$1,100,000

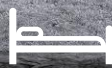
Median **House** price for **Wantirna** from **Corelogic** from the 01/08/2022 – 31/07/2022

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.**

6 Newlands Court, Wantirna VIC 3152	\$945,000	Sold 12th of July 2022
12 Terama Crescent, Bayswater VIC 3153	\$930,000	Sold 12th of July 2022
29 Ireland Avenue, Wantirna South VIC 3152	\$974,000	Sold 25th of June 2022

House



4 Bed



2 Bath



4 Car

Harcourts Wantirna
Shop 5/249 Stud Road
Wantirna VIC 3152

Harcourts

This Statement of Information was prepared on: 3rd of August 2022