



Statement of Information

Section 47AF of the Estate Agents Act 1980

12 Rotherwood Close, Wantirna VIC 3152

Indicative selling price

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

\$1,000,000 - \$1,100,000

Median sale price

\$1,018,750

Median **House** price for **Wantirna** from **Corelogic** from the 01/11/2020 – 31/10/2021

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.

17 Freshfield Avenue, Wantirna VIC 3152	\$1,028,800	Sold 27 th of May 2021
8 Kenross Court, Wantirna VIC 3152	\$1,011,000	Sold 4 th of September 2021
4 Northam Road, Wantirna VIC 3152	\$1,046,000	Sold 31 st of October 2021



Harcourts Wantirna
Shop 5/249 Stud Road
Wantirna VIC 3152

Harcourts

This Statement of Information was prepared on: 25th of November 2021