



Statement of Information

Section 47AF of the Estate Agents Act 1980

18 Smithfield Square, 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

\$1,016,000

Median **House** price for **Wantirna** from **Corelogic** from the 01/10/2020 – 30/09/2021

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.

10 Greenock Crescent, Wantirna VIC 3152	\$950,000	Sold 8 th of May 2021
55 Amesbury Avenue, Wantirna VIC 3152	\$903,000	Sold 28 th of May 2021
43 Yorkminster Avenue, Wantirna VIC 3152	\$955,000	Sold 19 th of May 2021



Harcourts Wantirna
Shop 5/249 Stud Road
Wantirna VIC 3152

This Statement of Information was prepared on: 22nd of October 2021

Harcourts