



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# 22 Georgian Gardens, Wantirna VIC 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

**\$1,050,000 - \$1,155,000**

### 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.**

<b>16 Kalinya Drive,</b> Wantirna VIC 3152	<b>\$1,070,000</b>	Sold 24 <sup>th</sup> of April 2021
<b>6 Kintbury Close,</b> Wantirna VIC 3152	<b>\$1,101,000</b>	Sold 27 <sup>th</sup> of June 2021
<b>34 Selkirk Avenue,</b> Wantirna VIC 3152	<b>\$1,135,000</b>	Sold 18 <sup>th</sup> of September 2021

House



4 Bed



2 Bath



2 Car

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

**Harcourts**

This Statement of Information was prepared on: 19<sup>th</sup> of October 2021