



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# 6 Hewitt Court, Wantirna VIC 3152

Indicative selling price

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

**\$1,150,000 - \$1,265,000**

Median sale price

**\$1,092,000**

Median **House** price for **Wantirna** from **Corelogic** from the 01/06/2021 – 31/05/2022.

## 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.

|   |                    |                                  |
|---|--------------------|----------------------------------|
| <b>26 Kingloch Parade,</b><br>Wantirna VIC 3152 | <b>\$1,175,000</b> | Sold 4 <sup>th</sup> of May 2022 |
|---|--------------------|----------------------------------|

|   |                    |                        |
|---|--------------------|------------------------|
| <b>45 Dunbarton Drive,</b><br>Wantirna VIC 3152 | <b>\$1,152,500</b> | Sold of September 2021 |
|---|--------------------|------------------------|

|   |                    |                      |
|---|--------------------|----------------------|
| <b>7 Merivale Drive,</b><br>Wantirna VIC 3152 | <b>\$1,260,000</b> | Sold of October 2021 |
|---|--------------------|----------------------|

This Statement of Information was prepared on: 8<sup>th</sup> of June 2022



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

**Harcourts**