



Statement of Information

Section 47AF of the Estate Agents Act 1980

2/11 Dumfries Way,
Wantirna VIC 3152

Indicative selling price

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

\$550,000 - \$605,000

Median sale price

\$665,000

Median **UNIT** price for **Wantirna** from **Corelogic** from the 01/03/2021 – 28/02/2022.

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.**

2/1 Martin Place, Bayswater VIC 3153	\$541,050	Sold 9 th of October 2021
1/1 Martin Place, Bayswater VIC 3153	\$560,000	Sold 9 th of October 2021
2A Myrtle Street, Bayswater VIC 3153	\$590,000	Sold 30 th of October 2021

UNIT



2 Bed



1 Bath



1 Car

Harcourts Wantirna
Shop 5/249 Stud Road
Wantirna VIC 3152

Harcourts

This Statement of Information was prepared on: 18th of March 2022