

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# 47 Alderford Drive, Wantirna VIC 3152

### Indicative selling price

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

**\$800,000 - \$850,000**

### Median sale price

**\$909,750**

Median **House** price for **Wantirna** from **Corelogic** from the 01/10/2019 – 30/09/2020

### 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>17 Alvaston Avenue</b> Wantirna VIC 3152	<b>\$838,888</b>	Sold 23 <sup>rd</sup> of May 2020
<b>97 Fraser Crescent</b> Wantirna South	<b>\$850,000</b>	Sold 10 <sup>th</sup> of October 2020
<b>18 Dunbarton Drive</b> Wantirna VIC 3152	<b>\$806,000</b>	Sold 29 <sup>th</sup> of September 2020

This Statement of Information was prepared on: 14<sup>th</sup> of October 2020



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

**Harcourts**