



## Statement of Information

Section 47AF of the Estate Agents Act 1980

20 Clarence Road,  
Wantirna VIC 3152

Indicative selling price

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

**\$1,000,000 - \$1,100,000**

Median sale price

**\$1,016,000**

Median **House** price for **Wantirna** from **Corelogic** from the 01/10/2020 – 31/09/2021

## 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>15 Eldale Court</b> Wantirna VIC 3152	<b>\$1,050,000</b>	Sold 17 <sup>th</sup> of September 2021
<b>8 Kenross Court,</b> Wantirna VIC 3152	<b>\$1,011,000</b>	Sold 4 <sup>th</sup> of September 2021
<b>4 Northan Road,</b> Wantirna VIC 3152	<b>\$1,046,000</b>	Sold 31 <sup>st</sup> October 2021



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

This Statement of Information was prepared on: 9<sup>th</sup> of November 2021

**Harcourts**