



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# 61 Barmah Drive West 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

**\$911,000**

Median **House** price for **Wantirna** from **Corelogic** from the 01/03/2020 – 28/02/2021

### 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>9 Aminya Court</b> Wantirna VIC 3152	<b>\$1,051,000</b>	Sold 9 <sup>th</sup> of November 2020
<b>98 Barmah Drive West</b> Wantirna VIC 3152	<b>\$1,052,000</b>	Sold 12 <sup>th</sup> of December 2020
<b>23 Freshfield Avenue</b> Wantirna VIC 3152	<b>\$1,080,500</b>	Sold 21 <sup>st</sup> of March 2021

#### House



6 Bed



2 Bath



2 Car

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

This Statement of Information was prepared on: 30<sup>th</sup> of March 2021

**Harcourts**