



## Statement of Information

Section 47AF of the Estate Agents Act 1980

1 Sullivan 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)

**\$840,000 - \$920,000**

Median sale price

**\$1,020,000**

Median **House** price for **Wantirna** from **Corelogic** from the 01/01/2021 – 31/12/2021

## 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>4/34-36 Marlborough Road</b> Heathmont VIC 3152	<b>\$855,000</b>	Sold 2 <sup>nd</sup> of December 2021
<b>1/85 Templeton Street</b> Wantirna VIC 3152	<b>\$904,800</b>	Sold 12 <sup>th</sup> of December 2021
<b>9/315 Wantirna Road</b> Wantirna VIC 3152	<b>\$900,000</b>	Sold 21 <sup>st</sup> of July 2021

House



3 Bed



2 Bath



2 Car

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

**Harcourts**

This Statement of Information was prepared on: 5<sup>th</sup> of January 2022