



Statement of Information

Section 47AF of the Estate Agents Act 1980

3 Telford Court Wantirna VIC 3152

Indicative selling price

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

\$1,100,000 - \$1,200,000

Median sale price

\$999,000

Median **House** price for **Wantirna** from **Corelogic** from the 01/08/2020 – 31/07/2021

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.

21 Kidderminster Drive Wantirna VIC 3152	\$1,130,000	Sold 17 th of April 2021
6 Kintbury Close Wantirna VIC 3152	\$1,101,000	Sold 27 th of June 2021
5 The Mews Wantirna VIC 3152	\$1,190,000	Sold 29 th of May 2021

House



4 Bed



2 Bath



2 Car

Harcourts Wantirna
Shop 5/249 Stud Road
Wantirna VIC 3152

Harcourts

This Statement of Information was prepared on: 25th of August 2021