



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# 6 Rosewall Court, Wantirna South VIC 3152

Indicative selling price

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

**\$1,050,000 - \$1,150,000**

Median sale price

**\$1,211,000**

Median **House** price for **Wantirna** from **Corelogic** from the 01/07/2021 – 30/06/2022

## 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>1 Parkside Circuit,</b> Scoresby VIC 3179	<b>\$1,115,000</b>	Sold 21st of April 2022
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<b>8 Amour Court,</b> Wantirna South VIC 3152	<b>\$1,141,888</b>	Sold 7th of May 2022
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<b>74 Sylphide Way,</b> Wantirna South VIC 3152	<b>\$1,077,500</b>	Sold 16th of June 2022
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This Statement of Information was prepared on: 7<sup>th</sup> of July 2022

House



4 Bed



2 Bath



2 Car

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

**Harcourts**