

Statement of Information

Section 47AF of the Estate Agents Act 1980

1 Cobain Square, Wantirna VIC 3152

Indicative selling price

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

\$780,000 - \$830,000

Median sale price

\$840,000

Median **House** price for **Wantirna** from **CoreLogic** from the 01/08/2018 to 31/06/2019.

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.

12 Old Orchard Drive, Wantirna South VIC 3152	\$812,000	Sold 15th of April 2019
20 Linsley Way, Wantirna VIC 3152	\$785,000	Sold 6th of May 2019
41 Rachelle Drive, Wantirna VIC 3152	\$822,000	Sold 7 th of June 2019

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: 29th August 2019