



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# 9 Duntroon Drive, Wantirna VIC 3152

### Indicative selling price

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

**\$900,000 - \$990,000**

### 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>32 Crestdale Road,</b> Wantirna VIC 3152	<b>\$990,000</b>	Sold 21 <sup>st</sup> of December 2021
<b>4 Crestdale Road,</b> Wantirna VIC 3152	<b>\$981,000</b>	Sold 10 <sup>th</sup> of November 2021
<b>13 Teddington Way,</b> Wantirna VIC 3152	<b>\$942,500</b>	Sold 27 <sup>th</sup> of September 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: 12<sup>th</sup> of January 2022