

Statement of Information

Section 47AF of the Estate Agents Act 1980

36 Kingloch Parade, Wantirna VIC 3152

Indicative selling price

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

\$670,000 - \$730,000

Median sale price

\$840,000

Median **House** price for **Wantirna** from **Corelogic** from the 01/02/2019 – 31/01/2020

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.

3 Egan Lee Court Wantirna VIC 3152	\$708,800	Sold 16 th of July 2019
37 Kidderminster Drive Wantirna VIC 3152	\$675,000	Sold 10 th of July 2019
12 Waterman Drive Wantirna VIC 3152	\$738,000	Sold 22 nd of November 2019

House



3 Bed



1 Bath



1 Car

Harcourts Wantirna
Shop 5/249 Stud Road
Wantirna VIC 3152

Harcourts

This Statement of Information was prepared on: 6th of February 2020