



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**11 Eminence Way,  
WANTIRNA SOUTH 3152**

### Indicative selling price

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

**Range \$550,000 - \$600,000**

### Median sale price

Median **Vacant Land** for **WANTIRNA SOUTH** for period **Jan 2019 - Aug 2019**

Sourced from **Pricefinder**.

**\$605,000**

### 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 the most comparable to the property for sale.

**65 Aspect Avenue,**  
Wantirna South 3152

Price **\$605,000** Sold 03 May 2019

**142 Harcrest Boulevard,**  
Wantirna South 3152

Price **\$570,000** Sold 01 May 2019

**5 Eminence Way,**  
Wantirna South 3152

Price **\$608,000** Sold 23 March 2019

This Statement of Information was prepared on 23rd Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ray White Wantirna

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Wantirna VIC 3152

### Contact agents



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