



Statement of Information

Section 47AF of the Estate Agents Act 1980

80 Stud Road,
Wantirna VIC 3152

Indicative selling price

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

\$820,000 - \$900,000

Median sale price

\$955,000

Median **House** price for **Wantirna** from **Corelogic** from the 01/06/2020 – 31/05/2021.

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.

53 Chartwell Drive Wantirna VIC 3152	\$869,000	Sold 16 th of January 2021
31 Selkirk Avenue Wantirna VIC 3152	\$851,000	Sold 20 th of February 2021
39 Amesbury Avenue Wantirna VIC 3152	\$840,000	Sold 15 th of May 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: 29th of June 2021.