



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# 1 Tate Avenue, Wantirna South VIC 3152

Indicative selling price

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

**\$600,000 - \$660,000**

Median sale price

**\$709,000**

Median **House** price for **Wantirna** from **Corelogic** from the 01/04/2021 – 31/03/2022.

## Comparable Property Sales

**\*\*The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.**

<b>13/11 The Haven,</b> Bayswater VIC 3153	<b>\$641,000</b>	Sold 27 <sup>th</sup> of December 2021
<b>13/321 Wantirna Road,</b> Wantirna VIC 3152	<b>\$653,000</b>	Sold 28 <sup>th</sup> of February 2022
<b>4/16 Dixon Court,</b> Boronia VIC 3155	<b>\$636,500</b>	Sold 29 <sup>th</sup> of March 2022

House



2 Bed



1 Bath



1 Car

**Harcourts Wantirna**  
Shop 5/249 Stud Road  
Wantirna VIC 3152

**Harcourts**

This Statement of Information was prepared on: 4<sup>th</sup> of May 2022