



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# 50 Greenock Crescent, Wantirna VIC 3152

### Indicative selling price

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

**\$820,000 - \$900,000**

### Median sale price

**\$1,060,000**

Median **House** price for **Wantirna** from **Corelogic** from the 01/02/2021 – 31/01/2022

### 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.

**88 Sasses Avenue,**  
Bayswater VIC 3153

**\$900,000**

Sold 17<sup>th</sup> of November 2022

**71 Orange Grove,**  
Bayswater VIC 3153

**\$870,000**

Sold 29<sup>th</sup> of November 2022

**41 Tamar Street,**  
Bayswater VIC 3153

**\$862,000**

Sold 13<sup>th</sup> December 2022

House



3 Bed



1 Bath



2 Car

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

**Harcourts**

This Statement of Information was prepared on: 1<sup>st</sup> of February 2022