



## Statement of Information

Section 47AF of the Estate Agents Act 1980

13 Freshfield,  
Wantirna VIC 3152

### Indicative selling price

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

**\$1,100,000 - \$1,200,000**

### Median sale price

**\$1,018,750**

Median **House** price for **Wantirna** from **Corelogic** from the 01/11/2020 – 31/10/2021

### Comparable Property Sales

\*\*These are the two 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.

**43 Barmah Drive,**  
East Wantirna VIC 3152

**\$1,200,000**

Sold 4<sup>th</sup> of November 2021

**12 Blue Hills Close,**  
Wantirna VIC 3152

**\$1,190,000**

Sold 12<sup>th</sup> of August 2021



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

This Statement of Information was prepared on: 24<sup>th</sup> of November 2021

**Harcourts**