



## Statement of Information

Section 47AF of the Estate Agents Act 1980

12 Amberley Court,  
Wantirna VIC 3152

Indicative selling price

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

**\$880,000 - \$950,000**

Median sale price

**\$1,018,750**

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

## Comparable Property Sales

\*\*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.

**55 Amesbury Avenue**  
Wantirna VIC 3152

**\$903,000**

Sold 28<sup>th</sup> of May 2021

**18 Dudley Avenue**  
Wantirna VIC 3152

**\$932,000**

Sold 29<sup>th</sup> of September 2021

House



4 Bed



2 Bath



2 Car

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

**Harcourts**

This Statement of Information was prepared on: 28<sup>th</sup> of November 2021