



Statement of Information

Section 47AF of the Estate Agents Act 1980

17 Roehampton Avenue, Wantirna VIC 3152

Indicative selling price

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

\$950,000 - \$1,045,000

Median sale price

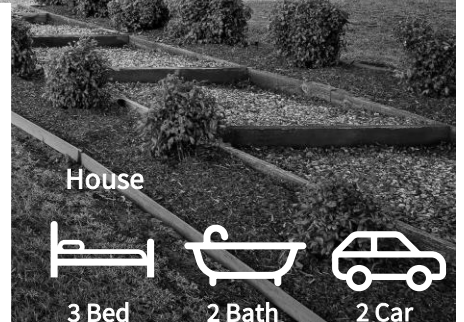
\$1,092,000

Median **House** price for **Wantirna** from **Corelogic** from the 01/05/2021 – 30/04/2022.

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.**

15 Attenborough Square, Wantirna VIC 3152	\$980,000	Sold 19 th of December 2021
12 Amberley Court, Wantirna VIC 3152	\$1,026,000	Sold 11 th of December 2021
19 Aisbett Avenue, Wantirna South VIC 3152	\$1,030,000	Sold 27 th of November 2021



Harcourts Wantirna
Shop 5/249 Stud Road
Wantirna VIC 3152

Harcourts

This Statement of Information was prepared on: 19th of May 2022