



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# 16 Monaro Close, Wantirna South VIC 3152

### Indicative selling price

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

**\$800,000 - \$880,000**

### Median sale price

**\$995,000**

Median **House** price for **Wantirna South** from **Corelogic** from the 01/04/2020 – 31/03/2021

### 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 6 months.**

**8 Monaro Close**  
Wantirna South VIC 3152

**\$810,600**

Sold 1<sup>st</sup> of December 2020

**46 Pentlowe Avenue**  
Wantirna South VIC 3152

**\$862,500**

Sold 28<sup>th</sup> November 2020

House



3 Bed



2 Bath



3 Car

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

This Statement of Information was prepared on: 12<sup>th</sup> April 2021

**Harcourts**