



## Statement of Information

Section 47AF of the Estate Agents Act 1980

83 Amersham Drive,  
Wantirna VIC 3152

Indicative selling price

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

**\$1,180,000 - \$1,298,000**

Median sale price

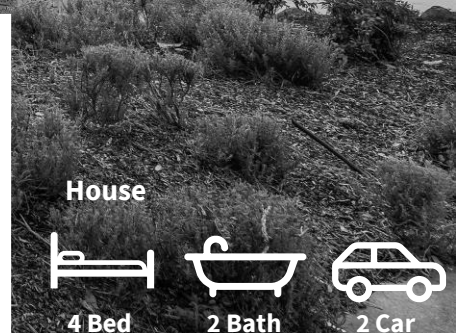
**\$1,070,000**

Median **House** price for **Wantirna** from **Corelogic** from the 01/03/2021 – 28/02/2022.

## 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.**

<b>4 Nina Place,</b> Wantirna VIC 3152	<b>\$1,280,000</b>	Sold 7 <sup>th</sup> December 2021
<b>7 Merivale Drive</b> Wantirna VIC 3152	<b>\$1,260,00</b>	Sold 4 <sup>th</sup> February 2022
<b>5 Traydal Close</b> Wantirna VIC 3152	<b>\$1,270,000</b>	Sold 12 <sup>th</sup> of March 2022



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> March 2022