



## Statement of Information

Section 47AF of the Estate Agents Act 1980

6 Wallace Road,  
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)

**\$850,000 - \$920,000**

Median sale price

**\$1,200,000**

Median **House** price for **Wantirna South** 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>10 Cambden Park Parade,</b> Ferntree Gully VIC 3156	<b>\$912,000</b>	Sold 21 <sup>st</sup> of November 2021
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<b>13 Hooker Road,</b> Ferntree Gully VIC 3156	<b>\$905,000</b>	Sold 10 <sup>th</sup> of December 2021
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<b>84 Allanfield Crescent,</b> Boronia VIC 3155	<b>\$830,000</b>	Sold 11 <sup>th</sup> of December 2021
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This Statement of Information was prepared on: 24<sup>th</sup> March 2022

House



4 Bed



2 Bath

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

**Harcourts**