

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# 12 Nerolie Court, Wantirna South VIC 3152

Indicative selling price

**\$1,250,000 – \$1,350,000**

Median sale price

**\$984,500**

Median house price for Wantirna South from realestate.com.au as at 5<sup>th</sup> August 2017

## Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

<b>2 Monastery Close</b> Wantirna South VIC 3152	<b>\$1,340,000</b>	Sold 17 <sup>th</sup> June 2017
<b>11 Kirrum Close</b> Wantirna South VIC 3152	<b>\$1,310,000</b>	Sold 29 <sup>th</sup> July 2017
<b>1 Timothy Drive</b> Wantirna South VIC 3152	<b>\$1,215,000</b>	Sold 22 <sup>nd</sup> April 2017

House



4 beds



3 bath



2 car

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

**Harcourts Wantirna South**  
384 Burwood Highway  
Wantirna South VIC 3152

**Harcourts**