



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 46 Mendora Crescent, WANTIRNA SOUTH 3152

House



5 beds



2 baths



2 parking

### Indicative selling price

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

**Range \$1,150,000 - \$1,250,000**

### Median sale price

Median **House** for **WANTIRNA SOUTH** for period **Jan 2018 - Mar 2018**

Sourced from **Pricefinder**.

**\$1,045,000**

### Comparable property sales

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

**5 Fewster Drive,**  
Wantirna South 3152

Price **\$1,250,000** Sold 11  
November 2017

**6 Newry Close,**  
Wantirna South 3152

Price **\$1,205,000** Sold 25  
November 2017

**10 Cornelius Drive,**  
Wantirna South 3152

Price **\$1,230,000** Sold 02  
December 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ray White Wantirna

229 Stud Road,  
Wantirna VIC 3152

### Contact agents



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