

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**7 Elphinstone Way,  
WANTIRNA SOUTH 3152**

### Indicative selling price

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

**Single price \$1,120,000**

### Median sale price

Median **House** for **WANTIRNA SOUTH** for period **Jul 2018 - Jun 2018**

Sourced from **Pricefinder**.

**\$908,000**

### 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.

**16 Elphinstone Way,**  
Wantirna South 3152

Price **\$1,030,000** Sold 15  
June 2019

**3 Parkedge Drive,**  
Wantirna South 3152

Price **\$1,078,000** Sold 06  
June 2019

**64 Aspect Avenue,**  
Wantirna South 3152

Price **\$1,102,000** Sold 08  
May 2019

This Statement of Information was prepared on 29th Oct 2019

### 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.

House



4 beds



2 baths



2 parking

### Ray White Glen Waverley

169 Coleman Parade,  
Glen Waverley VIC 3150

### Contact agents



**Rick Cheah**  
Ray White

(03) 9566 9841  
0434 085 265  
[rick.cheah@raywhite.com](mailto:rick.cheah@raywhite.com)



**Li Morris**  
Ray White

0402 148 988  
[li.morris@raywhite.com](mailto:li.morris@raywhite.com)

**RayWhite**