

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

14 Harcrest Boulevard, Wantirna South Vic 3152

## Indicative selling price

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

Range between \$680,000 & \$748,000

## Median sale price

Median price \$635,000 House Unit X Suburb Wantirna South

Period - From 01/10/2016 to 30/09/2017 Source REIV

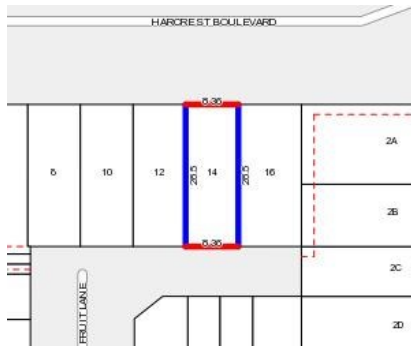
## Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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.

	Address of comparable property	Price	Date of sale
1	3 Fruit La WANTIRNA SOUTH 3152	\$735,000	23/09/2017
2	39 St Laurent Rise KNOXFIELD 3180	\$730,000	15/09/2017
3	3/1340 High Street Rd WANTIRNA SOUTH 3152	\$680,000	23/09/2017

OR

**B\*** 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.



3 2 2

**Rooms:**

**Property Type:** Townhouse

**Land Size:** 238 sqm approx

**Agent Comments**

## Comparable Properties

**3 Fruit La WANTIRNA SOUTH 3152 (REI)**

**Agent Comments**

3 2 1

**Price:** \$735,000

**Method:** Auction Sale

**Date:** 23/09/2017

**Rooms:** -

**Property Type:** Townhouse (Res)



**39 St Laurent Rise KNOXFIELD 3180 (REI)**

**Agent Comments**

3 3 2

**Price:** \$730,000

**Method:** Sold Before Auction

**Date:** 15/09/2017

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 297 sqm approx



**3/1340 High Street Rd WANTIRNA SOUTH 3152 (REI)**

**Agent Comments**

3 2 1

**Price:** \$680,000

**Method:** Auction Sale

**Date:** 23/09/2017

**Rooms:** -

**Property Type:** Townhouse (Res)