



## Statement of Information

Section 47AF of the Estate Agents Act 1980

28 Beachwood Drive,  
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)

**\$750,000 - \$825,000**

### Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

### 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>23 Grove Way,</b> Wantirna South VIC 3152	<b>\$800,000</b>	Sold 16 <sup>th</sup> of October 2021
<b>3/10 Valetta Crescent,</b> Knoxfield VIC 3180	<b>\$791,000</b>	Sold 22 <sup>nd</sup> of November 2021
<b>2/40 Allister Close,</b> Knoxfield 3180	<b>\$809,000</b>	Sold 21 <sup>st</sup> of October 2021

House



3 Bed



2 Bath



2 Car

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

**Harcourts**

This Statement of Information was prepared on: 15<sup>th</sup> of February 2022