



## Statement of Information

Section 47AF of the Estate Agents Act 1980

2 Devenish Road,  
Wantirna VIC 3152

### Indicative selling price

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

**\$790,000 - \$860,000**

### Median sale price

**\$791,000**

Median **House** price for **Boronia** from **Corelogic** from the 01/11/2020 – 31/10/2021

### 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>26 Lance Road,</b><br>Bayswater VIC 3153    | <b>\$845,000</b> | Sold 24 <sup>th</sup> of May 2021   |
| <b>13 Rathmullen Road,</b><br>Boronia VIC 3155 | <b>\$850,000</b> | Sold 24 <sup>th</sup> of July 2021  |
| <b>13 Wells Avenue,</b><br>Boronia VIC 3155    | <b>\$795,000</b> | Sold 3 <sup>rd</sup> of August 2021 |

House



4 Bed



2 Bath



2 Car

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

**Harcourts**

This Statement of Information was prepared on: 25<sup>th</sup> of November 2021