



Statement of Information

Section 47AF of the Estate Agents Act 1980

31 Tate Avenue,
Wantirna South VIC 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$800,000 - \$880,000

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.

35 Rathmullen Road, Boronia VIC 3152	\$805,000	Sold 1 st of December 2021
16 Dinsdale Road, Boronia VIC 3155	\$834,000	Sold 09 th of October 2021
20 Kingloch Parade, Wantirna VIC 3152	\$740,000	Sold 28 th of September 2021

This Statement of Information was prepared on: 16th of February 2022

House



3 Bed



1 Bath



2 Car

Harcourts Wantirna
Shop 5/249 Stud Road
Wantirna VIC 3152

Harcourts