

## Statement of Information

Section 47AF of the Estate Agents Act 1980

26 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)

**\$1,000,000 - \$1,100,000**

Median sale price

**\$920,000**

Median **House** price for **Wantirna South** from **Corelogic** from the 01/02/2019 – 31/01/2020

### 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>18 Verdant Street</b> Wantirna South VIC 3152	<b>\$1,100,000</b>	Sold 21 <sup>st</sup> of August 2019
<b>42 Appledale Way</b> Wantirna South VIC 3152	<b>\$1,085,000</b>	Sold 22 <sup>nd</sup> of January 2020
<b>24 Elphinstone Way</b> Wantirna South VIC 3152	<b>\$1,020,000</b>	Sold 27 <sup>th</sup> of September 2019

House



4 Bed



3 Bath



2 Car

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

**Harcourts**

This Statement of Information was prepared on: 4<sup>th</sup> of February 2020