Harcourts Rowville

Statement of Information Single residential property located in the Melbourne metropolitan area

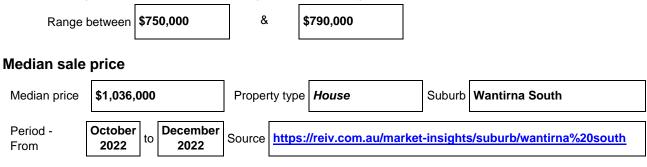
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 14 Flora Grove, Wantirna South VIC 3152

Indicative selling price

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



Comparable property sales

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.

| | Address of comparable property | Price | Date of sale |
|------------|----------------------------------|-----------|--------------|
| | 5/127 Tyner Road, Wantirna South | \$770,000 | 03/01/2023 |
| Harcourtes | 4/7 Tyner Road, Wantirna South | \$765,440 | 06/10/2022 |

This Statement of Information was prepared on: 30 January 2023

