

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 **6 Flora Grove, Wantirna South VIC 3152**

Indicative selling price

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

Range between **\$780,000** & **\$830,000**


Median sale price

Median price **\$1,120,000** Property type **House** Suburb **Wantirna South**

Period - From **Jan 2023** to **Mar 2023** Source **<https://reiv.com.au/market-insights/suburb/wantirna%20south>**

Comparable property sales (*Delete A or B below as applicable)

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
	14 BOTANIC PLACE WANTIRNA SOUTH	\$815,000	30/04/2023

This Statement of Information was prepared on: **7th July 2023**