



Statement of Information

Section 47AF of the Estate Agents Act 1980

7 Boyle Close, Wantirna South VIC 3152

Indicative selling price

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

\$1,250,000 - \$1,350,000

Median sale price

\$1,195,000

Median **House** price for **Wantirna South** from **Corelogic** from the 01/07/2021 - 30/06/2022.

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.**

6 Laver Court, Wantirna South VIC 3152	\$1,280,000	Sold 13th of Feb 2022
8 Sylphide Way, Wantirna South VIC 3152	\$1,300,000	Sold 30th of June 2022
16 Maringa Close, Wantirna South VIC 3152	\$1,292,000	Sold 30th of April 2022

House



5 Bed



3 Bath



2 Car

Harcourts Wantirna
Shop 5/249 Stud Road
Wantirna VIC 3152

Harcourts

This Statement of Information was prepared on: 28th of July 2022