



## Statement of Information

Section 47AF of the Estate Agents Act 1980

32 Grove Way,  
Wantirna South VIC 3152

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

**\$750,000 - \$825,000**

Median sale price

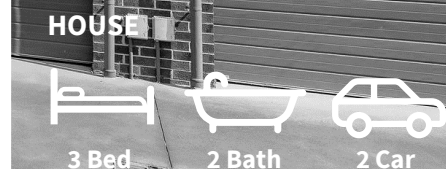
**\$1,158,000**

Median **House** price for **Wantirna South** from **Corelogic** from the 01/02/2021 – 31/01/2022

## 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>13 Beachwood Drive,</b><br>Wantirna South VIC 3152 | <b>\$760,000</b> | Sold 6 <sup>th</sup> of August 2021     |
| <b>24 St Laurent Rise</b><br>Knoxfield VIC 3180       | <b>\$755,000</b> | Sold 24 <sup>th</sup> of September 2021 |
| <b>19 St Laurent Rise,</b><br>Knoxfield VIC 3180      | <b>\$800,000</b> | Sold 2 <sup>nd</sup> of December 2021   |



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

**Harcourts**

This Statement of Information was prepared on: 3<sup>rd</sup> of January 2022