

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
Including suburb and
postcode

152 Harcrest Boulevard, Wantirna South Vic 3152

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,118,000 Property Type House Suburb Wantirna South

Period - From 01/07/2022 to 30/06/2023 Source REIV

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

A* 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.

	Address of comparable property	Price	Date of sale
1	63 Verdant St WANTIRNA SOUTH 3152	\$1,510,000	20/06/2023
2	42 Verdant St WANTIRNA SOUTH 3152	\$1,500,000	27/08/2023
3	57 Michele Dr SCORESBY 3179	\$1,402,000	19/04/2023

OR

~~**B*** 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.~~

This Statement of Information was prepared on: 15/09/2023 10:24



Property Type: House (Res)

Land Size: 392 sqm approx

Agent Comments

Comparable Properties



63 Verdant St WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments



Price: \$1,510,000

Method: Private Sale

Date: 20/06/2023

Property Type: House (Res)

Land Size: 375 sqm approx



42 Verdant St WANTIRNA SOUTH 3152 (REI)

Agent Comments



Price: \$1,500,000

Method: Auction Sale

Date: 27/08/2023

Property Type: House (Res)



57 Michele Dr SCORESBY 3179 (REI/VG)

Agent Comments



Price: \$1,402,000

Method: Private Sale

Date: 19/04/2023

Property Type: House

Land Size: 544 sqm approx