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

68 Harcrest Boulevard, Wantirna South Vic 3152

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$1,550,000		&		\$1,650,000			
Median sale pr	rice							
Median price	\$1,250,000	Pro	perty Type House		ise		Suburb	Wantirna South
Period - From	01/04/2024	to	31/03/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	70 Harcrest Blvd WANTIRNA SOUTH 3152	\$1,700,000	15/03/2025
2			
3			

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:

13/05/2025 14:57





Tori Liu

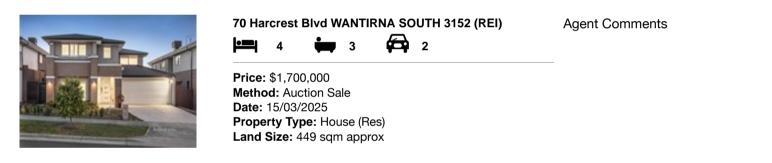




Property Type: House **Land Size:** 450 sqm approx Agent Comments 8849 8088 0430 479 889 toriliu@jelliscraig.com.au

Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price Year ending March 2025: \$1,250,000

Comparable Properties



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.

Account - Jellis Craig | P: 03 88498088





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