

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

72 Harcrest Boulevard, Wantirna South Vic 3152

Indicative selling price

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

Range between \$1,320,000 & \$1,450,000

Median sale price

Median price \$1,136,944 Property Type House Suburb Wantirna South

Period - From 01/04/2022 to 31/03/2023 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	19 Verdant St WANTIRNA SOUTH 3152	\$1,530,000	28/02/2023
2	63 Verdant St WANTIRNA SOUTH 3152	\$1,510,000	20/06/2023
3	43 Panorama Dr WANTIRNA SOUTH 3152	\$1,480,000	24/02/2023

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:

12/07/2023 20:04



Property Type: House

Agent Comments

Comparable Properties

19 Verdant St WANTIRNA SOUTH 3152 (VG)

Agent Comments



Price: \$1,530,000

Method: Sale

Date: 28/02/2023

Property Type: House (Res)

Land Size: 519 sqm approx



63 Verdant St WANTIRNA SOUTH 3152 (REI)

Agent Comments



Price: \$1,510,000

Method: Private Sale

Date: 20/06/2023

Property Type: House (Res)

43 Panorama Dr WANTIRNA SOUTH 3152 (VG)

Agent Comments



Price: \$1,480,000

Method: Sale

Date: 24/02/2023

Property Type: House (Res)

Land Size: 402 sqm approx

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