

## 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

24/735 BORONIA ROAD WANTIRNA VIC 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Wantirna

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

### 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 6 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 1/270 WANTIRNA ROAD WANTIRNA VIC 3152 | \$735,000 | 05-Mar-22 |
| 3/13 HADLOW DRIVE WANTIRNA VIC 3152   | \$808,000 | 21-May-22 |
| 1/21 GRESFORD ROAD WANTIRNA VIC 3152  | \$785,000 | 18-Dec-21 |

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 6 months.~~

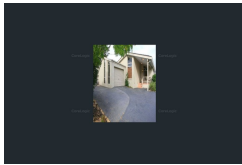
This Statement of Information was prepared on: 13 July 2022

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**1/270 WANTIRNA ROAD  
WANTIRNA VIC 3152**

 3  1  2

Sold Price

**\$735,000**

Sold Date **05-Mar-22**

Distance

**0.7km**



**3/13 HADLOW DRIVE WANTIRNA  
VIC 3152**

 3  2  1

Sold Price

<sup>RS</sup> **\$808,000**

Sold Date **21-May-22**

Distance

**1km**



**1/21 GRESFORD ROAD WANTIRNA  
VIC 3152**

 3  2  1

Sold Price

**\$785,000**

Sold Date **18-Dec-21**

Distance

**1.12km**

RS = Recent sale

UN = Undisclosed Sale

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