

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

8/544-548 BORONIA ROAD WANTIRNA VIC 3152

Indicative selling price

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

Single Price

\$820,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$696,000

Property type

Unit

Suburb

Wantirna

Period-from

01 May 2021

to

30 Apr 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

3/13 HADLOW DRIVE WANTIRNA VIC 3152	\$808,000	21-May-22
2/36 BIRCH STREET BAYSWATER VIC 3153	\$812,000	25-Jan-22
3/21 GRESFORD ROAD WANTIRNA VIC 3152	\$800,000	29-Jan-22

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: 26 May 2022



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

 3  2  1

Sold Price

^{RS} **\$808,000** Sold Date **21-May-22**

Distance **0.61km**



**2/36 BIRCH STREET BAYSWATER
VIC 3153**

 3  2  2

Sold Price

\$812,000 Sold Date **25-Jan-22**

Distance **1.83km**



**3/21 GRESFORD ROAD WANTIRNA
VIC 3152**

 3  2  2

Sold Price

\$800,000 Sold Date **29-Jan-22**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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