

## 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](http://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 <sup>RS</sup> **\$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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