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STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address

Including suburb and
postcode

UNIT 4/569 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 \$* \$700,000 or range between \$* & \$

Median sale price

Median price \$ 700,000 Property Type UNIT Suburb WANTIRNA

Period - From 01/10/2023 to 30/09/2024 Source PRICEFINDER

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
1/258 CANTERBURY RD, HEATHMONT, VIC 3135	\$ 700,000	08/06/2024
2/165 STUD RD, WANTIRNA SOUTH, VIC 3152	\$ 680,000	01/06/2024
3/5/5 NEWMAN RD, WANTIRNA SOUTH, VIC 3152	\$ 690,000	24/04/2024

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: 12/11/2024