

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

30 Lewis Road, Wantirna South Vic 3152

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$1,101,000

Property Type House

Suburb Wantirna South

Period - From 01/07/2022

to 30/09/2022

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	1/6 Valerie St BORONIA 3155	\$919,000	01/10/2022
2	2/11 Paton Cr BORONIA 3155	\$860,000	30/08/2022
3	2/10 Monaro Cl WANTIRNA SOUTH 3152	\$852,000	28/05/2022

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:

19/10/2022 09:19

30 Lewis Road, Wantirna South Vic 3152

Miles Howell

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Indicative Selling Price

\$800,000 - \$880,000

Median House Price

September quarter 2022: \$1,101,000



 4  2  2

Property Type: House

Land Size: 225 sqm approx

Agent Comments

Comparable Properties



1/6 Valerie St BORONIA 3155 (REI)

Agent Comments

 3  2  2

Price: \$919,000

Method: Auction Sale

Date: 01/10/2022

Property Type: Townhouse (Res)

Land Size: 316 sqm approx



2/11 Paton Cr BORONIA 3155 (REI)

Agent Comments

 3  2  2

Price: \$860,000

Method: Sold Before Auction

Date: 30/08/2022

Property Type: Townhouse (Res)

Land Size: 212 sqm approx



2/10 Monaro CI WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments

 3  2  2

Price: \$852,000

Method: Auction Sale

Date: 28/05/2022

Property Type: Unit

Land Size: 265 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354