### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/3 Tilba Place, Wantirna South Vic 3152

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$730,000		&		\$800,000			
Median sale p	rice							
Median price	\$760,500	Pro	operty Type	Unit			Suburb	Wantirna South
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/363 Boronia Rd BORONIA 3155	\$788,000	29/06/2021
2	20/127 Tyner Rd WANTIRNA SOUTH 3152	\$785,000	22/04/2021
3	1/3 Russell Cr BORONIA 3155	\$760,000	15/05/2021

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:

17/09/2021 17:39



2/3 Tilba Place, Wantirna South Vic 3152

# **M**c**Grath**





Property Type: Unit Land Size: 240 sqm approx Agent Comments Ellie Gong 9889 8800 0430 434 567 elliegong@mcgrath.com.au

Indicative Selling Price \$730,000 - \$800,000 Median Unit Price June quarter 2021: \$760,500

## **Comparable Properties**

1/363 Boronia Rd BORONIA 3155 (VG)



Price: \$788,000 Method: Sale Date: 29/06/2021 Property Type: Flat/Unit/Apartment (Res) Agent Comments

20/127 Tyner Rd WANTIRNA SOUTH 3152 (VG) Agent Comments



Price: \$785,000 Method: Sale Date: 22/04/2021 Property Type: Strata Unit/Flat



1/3 Russell Cr BORONIA 3155 (REI/VG)



) Agent Comments

Price: \$760,000 Method: Auction Sale Date: 15/05/2021 Property Type: Unit Land Size: 366 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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