

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

2/3 Tilba Place, Wantirna South Vic 3152

Indicative selling price

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

Range between \$730,000 & \$800,000

Median sale price

Median price \$760,500 Property Type Unit Suburb Wantirna South

Period - From 01/04/2021 to 30/06/2021 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 | 1/363 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



3 2 2

Property Type: Unit
Land Size: 240 sqm approx
Agent Comments

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

Comparable Properties

1/363 Boronia Rd BORONIA 3155 (VG)

Agent Comments

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

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

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



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

Agent Comments

3 2 1

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