

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

5/544-548 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

\$645,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,000

Property type

Unit

Suburb

Wantirna

Period-from

01 Dec 2019

to

30 Nov 2020

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

2/3 Dalpura Drive Bayswater VIC 3153	\$620,000	01-Dec-20
36/745-751 Boronia Road Wantirna VIC 3152	\$635,000	02-Oct-20

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.

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2/3 Dalpura Drive Bayswater



2/3 Dalpura Drive Bayswater VIC 3153

3 2 1

Sold Price ^{RS} **\$620,000** ^{UN} Sold Date **01-Dec-20**

Distance **1.55km**



36/745-751 Boronia Road Wantirna VIC 3152

3 2 1

Sold Price **\$635,000** Sold Date **02-Oct-20**

Distance **1.55km**

RS = Recent sale **UN** = Undisclosed Sale

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