

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

53/745-751 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

or range
between

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Wantirna

Period-from

01 Nov 2023

to

31 Oct 2024

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

17/735 BORONIA ROAD WANTIRNA VIC 3152	\$680,000	02-Aug-24
8/555 BORONIA ROAD WANTIRNA VIC 3152	\$740,000	12-Jun-24

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.

This Statement of Information was prepared on: 18 November 2024



**17/735 BORONIA ROAD
WANTIRNA VIC 3152**

 3  2  2

Sold Price **\$680,000** Sold Date **02-Aug-24**

Distance **0.12km**



**8/555 BORONIA ROAD WANTIRNA
VIC 3152**

 3  2  2

Sold Price **\$740,000** Sold Date **12-Jun-24**

Distance **1.44km**

RS = Recent sale UN = Undisclosed Sale

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