

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

1/444 Boronia Road Wantirna South 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Wantirna South

Period-from

01 Jan 2020

to

31 Dec 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

2/165 Stud Road Wantirna South VIC 3152	\$626,000	01-Oct-20
7/196 Scoresby Road Boronia VIC 3155	\$562,000	25-Oct-20
4/630 Mountain Highway Bayswater VIC 3153	\$618,000	15-Dec-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.~~

This Statement of Information was prepared on: 22 January 2021



**2/165 Stud Road Wantirna South
VIC 3152**

2 1 1

Sold Price

\$626,000

Sold Date **01-Oct-20**

Distance **0.69km**



**7/196 Scoresby Road Boronia VIC
3155**

2 1 1

Sold Price

\$562,000

Sold Date **25-Oct-20**

Distance **1.53km**



**4/630 Mountain Highway
Bayswater VIC 3153**

2 1 1

Sold Price

^{RS}
\$618,000

Sold Date **15-Dec-20**

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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