

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

49/321 WANTIRNA 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$773,000

Property type

Unit

Suburb

Wantirna

Period-from

01 Aug 2023

to

31 Jul 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

| | | |
|--|-----------|-----------|
| 14/321 WANTIRNA ROAD WANTIRNA VIC 3152 | \$595,000 | 11-Jul-24 |
| 39/321 WANTIRNA ROAD WANTIRNA VIC 3152 | \$599,000 | 14-Feb-24 |
| 3/587 BORONIA ROAD WANTIRNA VIC 3152 | \$613,000 | 29-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: 07 August 2024



**14/321 WANTIRNA ROAD
WANTIRNA VIC 3152**

2 1 1

Sold Price ^{RS} **\$595,000** Sold Date **11-Jul-24**

Distance **0.03km**



**39/321 WANTIRNA ROAD
WANTIRNA VIC 3152**

2 1 1

Sold Price **\$599,000** Sold Date **14-Feb-24**

Distance **0.05km**



**3/587 BORONIA ROAD WANTIRNA
VIC 3152**

2 1 1

Sold Price ^{RS} **\$613,000** ^{UN} Sold Date **29-Jun-24**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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