

## 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

1/554 BORONIA ROAD WANTIRNA VIC 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$595,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Wantirna

Period-from

01 Feb 2024

to

31 Jan 2025

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

38/321 WANTIRNA ROAD WANTIRNA VIC 3152	\$680,000	31-Oct-24
3/36 CAVENDISH AVENUE WANTIRNA VIC 3152	\$815,000	01-Feb-25

OR

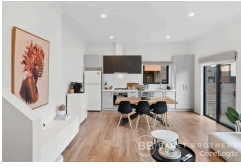
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 12 February 2025

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**38/321 WANTIRNA ROAD  
WANTIRNA VIC 3152**

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Sold Price

<sup>RS</sup> **\$680,000**

Sold Date

**31-Oct-24**

Distance

**1.06km****3/36 CAVENDISH AVENUE  
WANTIRNA VIC 3152**

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Sold Price

<sup>RS</sup> **\$815,000**

Sold Date

**01-Feb-25**

Distance

**1.5km****RS** = Recent sale**UN** = Undisclosed Sale

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