

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 (*Delete single price or range as applicable)

Single Price

\$690,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,500

Property type

Unit

Suburb

Wantirna

Period-from

01 Oct 2023

to

30 Sep 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

2/165 STUD ROAD WANTIRNA SOUTH VIC 3152	\$680,000	01-Jun-24
4/17 PACH ROAD WANTIRNA SOUTH VIC 3152	\$754,000	22-Jul-24
2/6 TABILK COURT WANTIRNA VIC 3152	\$700,500	13-Sep-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: 22 October 2024

Mark Brown

M 0407685880

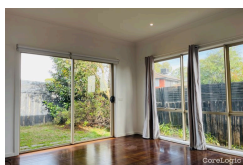
E mark.brown@obre.com.au

**2/165 STUD ROAD WANTIRNA
SOUTH VIC 3152**

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Sold Price **\$680,000** Sold Date **01-Jun-24**Distance **0.71km****4/17 PACH ROAD WANTIRNA
SOUTH VIC 3152**

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Sold Price **\$754,000** Sold Date **22-Jul-24**Distance **0.84km****2/6 TABILK COURT WANTIRNA
VIC 3152**

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Sold Price **\$700,500** Sold Date **13-Sep-24**Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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