### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

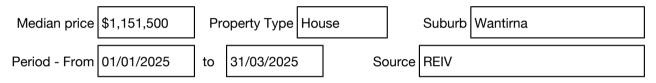
Address 274 Wantirna Road, Wantirna Vic 3152

# Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	

Single price \$950,000

#### Median sale price



#### 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 six 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
1	272 Wantirna Rd WANTIRNA 3152	\$811,000	29/03/2025
2	517 Boronia Rd WANTIRNA 3152	\$1,015,000	07/12/2024
3	361 Mountain Hwy WANTIRNA 3152	\$853,000	31/10/2024

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 six months.

This Statement of Information was prepared on:

29/04/2025 14:41









Property Type: House Land Size: 728 sqm approx Agent Comments Indicative Selling Price \$950,000 Median House Price March quarter 2025: \$1,151,500

## **Comparable Properties**

272 Wantirna Rd WANTIRNA 3152 (REI) 3 1 2 Price: \$811,000 Method: Auction Sale Date: 29/03/2025 Property Type: House (Res)	Agent Comments
517 Boronia Rd WANTIRNA 3152 (REI)   3 2 2 2   Price: \$1,015,000   Method: Auction Sale   Date: 07/12/2024   Property Type: House (Res)   Land Size: 732 sqm approx	Agent Comments
361 Mountain Hwy WANTIRNA 3152 (REI/VG)   3 2 2   Price: \$853,000   Method: Private Sale   Date: 31/10/2024   Property Type: House   Land Size: 727 sqm approx	Agent Comments

#### Account - Barry Plant | P: 03 9842 8888



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