

## 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

569 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

\$670,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Wantirna

Period-from

01 Aug 2020

to

31 Jul 2021

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

5/54 Boronia Road Wantirna VIC 3152	\$681,000	05-Oct-20
3/38 Bateman Street Wantirna VIC 3152	\$662,500	12-Oct-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.

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**5/554 Boronia Road Wantirna VIC 3152** Sold Price **\$681,000** Sold Date **05-Oct-20**  
 Distance **0.18km**

 2  2  1



**3/38 Bateman Street Wantirna VIC 3152** Sold Price **\$662,500** Sold Date **12-Oct-20**  
 Distance **1.45km**

 2  1  1

RS = Recent sale      UN = Undisclosed Sale

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