

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

10/561 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

or range
between

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$866,500

Property type

Other

Suburb

Wantirna

Period-from

01 Jun 2019

to

31 May 2020

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

4/554 Boronia Road Wantirna VIC 3152	\$625,000	27-Mar-19
4/16 Gresford Road Wantirna VIC 3152	\$635,000	01-Dec-19
3/22 Bateman Street Wantirna VIC 3152	\$578,500	12-Oct-19

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: 09 June 2020

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4/554 Boronia Road Wantirna VIC 3152 Sold Price **\$625,000** Sold Date **27-Mar-19**
 Distance **0.11km**
 2 beds 1 bathroom 1 car



4/16 Gresford Road Wantirna VIC 3152 Sold Price **\$635,000** Sold Date **01-Dec-19**
 Distance **0.34km**
 2 beds 1 bathroom 1 car



3/22 Bateman Street Wantirna VIC 3152 Sold Price **\$578,500** Sold Date **12-Oct-19**
 Distance **1.41km**
 2 beds 1 bathroom 1 car

RS = Recent sale UN = Undisclosed Sale

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