

## 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

9/561 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

\$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

4/16 Gresford Road Wantirna VIC 3152	\$635,000	01-Dec-19
5/181 Stud Road Wantirna South VIC 3152	\$599,000	14-Jun-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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**4/16 Gresford Road Wantirna VIC 3152**

 2  1  1

Sold Price

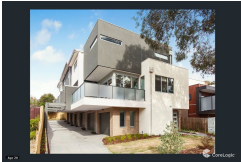
**\$635,000**

Sold Date

**01-Dec-19**

Distance

**0.33km**



**5/181 Stud Road Wantirna South VIC 3152**

 2  1  1

Sold Price

**\$599,000**

Sold Date

**14-Jun-19**

Distance

**0.94km**



**3/22 Bateman Street Wantirna VIC 3152**

 2  1  1

Sold Price

**\$578,500**

Sold Date

**12-Oct-19**

Distance

**1.41km**

RS = Recent sale      UN = Undisclosed Sale

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