

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

12/561 Boronia Road, Wantirna Vic 3152

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$660,000

Property Type Townhouse

Suburb Wantirna

Period - From 02/12/2023

to 01/12/2024

Source REIV

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	7/259 Stud Rd WANTIRNA SOUTH 3152	\$720,000	21/09/2024
2			
3			

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:

02/12/2024 20:54



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median Townhouse Price
02/12/2023 - 01/12/2024: \$660,000

Comparable Properties



7/259 Stud Rd WANTIRNA SOUTH 3152 (REI)

Agent Comments

3 2 2

Price: \$720,000
Method: Private Sale
Date: 21/09/2024
Property Type: Townhouse (Res)

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.