

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

5/258 Wantirna 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$955,000

Property type

Other

Suburb

Wantirna

Period-from

01 Jun 2020

to

31 May 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

3/75 Maidstone Street Ringwood VIC 3134	\$709,950	26-May-21
9/561 Boronia Road Wantirna VIC 3152	\$598,000	10-Mar-21
28 Skyline Place Heathmont VIC 3135	\$690,000	28-Jan-21

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: 18 June 2021


**3/75 Maidstone Street Ringwood
VIC 3134**
 2  1  1

Sold Price

^{RS} **\$709,950**

 Sold Date **26-May-21**

 Distance **0.99km**

**9/561 Boronia Road Wantirna VIC
3152**
 2  2  1

Sold Price

^{RS} **\$598,000**

 Sold Date **10-Mar-21**

 Distance **1.53km**

**28 Skyline Place Heathmont VIC
3135**
 2  2  1

Sold Price

^{RS} **\$690,000**

 Sold Date **28-Jan-21**

 Distance **1.6km**

**2/95 Wantirna Road Ringwood VIC
3134**
 2  1  1

Sold Price

^{RS} **\$640,000**

 Sold Date **18-Feb-21**

 Distance **1.62km**

RS = Recent sale

UN = Undisclosed Sale

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