

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

5/295 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Wantirna

Period-from

01 Mar 2023

to

29 Feb 2024

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

24/735 BORONIA ROAD WANTIRNA VIC 3152	\$705,000	13-Oct-23
52/745-751 BORONIA ROAD WANTIRNA VIC 3152	\$730,000	26-Sep-23
33/745-751 BORONIA ROAD WANTIRNA VIC 3152	\$776,000	24-Sep-23

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: 21 March 2024


**24/735 BORONIA ROAD
WANTIRNA VIC 3152**
 3  1  1

 Sold Price **\$705,000** Sold Date **13-Oct-23**

 Distance **0.52km**

**52/745-751 BORONIA ROAD
WANTIRNA VIC 3152**
 3  1  2

 Sold Price **\$730,000** Sold Date **26-Sep-23**

 Distance **0.59km**

**33/745-751 BORONIA ROAD
WANTIRNA VIC 3152**
 3  2  2

 Sold Price **\$776,000** Sold Date **24-Sep-23**

 Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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