

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

54 SOMERSET STREET WANTIRNA SOUTH 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

House

Suburb

Wantirna South

Period-from

01 May 2023

to

30 Apr 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

107 KANOOKA ROAD BORONIA VIC 3155	\$880,000	24-Jan-24
21 KINGSFORD STREET BAYSWATER VIC 3153	\$860,000	28-Feb-24
12 DARWIN ROAD BORONIA VIC 3155	\$840,000	20-Jan-24

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: 02 May 2024



**107 KANOOKA ROAD BORONIA
VIC 3155**

3 2 -

Sold Price **\$880,000** Sold Date **24-Jan-24**

Distance **0.93km**



**21 KINGSFORD STREET
BAYSWATER VIC 3153**

3 1 1

Sold Price ^{RS} **\$860,000** Sold Date **28-Feb-24**

Distance **1.19km**



**12 DARWIN ROAD BORONIA VIC
3155**

3 1 1

Sold Price **\$840,000** Sold Date **20-Jan-24**

Distance **0.87km**

RS = Recent sale **UN** = Undisclosed Sale

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