

## 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

7/561 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

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$748,000

Property type

Unit

Suburb

Wantirna

Period-from

01 Oct 2022

to

30 Sep 2023

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

51/745-751 BORONIA ROAD WANTIRNA VIC 3152	\$720,000	03-Jul-23
21/735 BORONIA ROAD WANTIRNA VIC 3152	\$699,000	26-May-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: 13 October 2023



**51/745-751 BORONIA ROAD  
WANTIRNA VIC 3152**

 3  1  2

Sold Price **\$720,000** Sold Date **03-Jul-23**

Distance **1.41km**



**21/735 BORONIA ROAD  
WANTIRNA VIC 3152**

 3  1  1

Sold Price **\$699,000** Sold Date **26-May-23**

Distance **1.33km**

RS = Recent sale      UN = Undisclosed Sale

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