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	5/765 Boronia Road, Wantirna Vic 3152

Indicative selling price

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

Range between $620,000 & $680,000

Median sale price

Median price $748,000 Property Type Unit Suburb Wantirna

Period - From 01/10/2021 to 30/09/2022 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	7/735 Boronia Rd WANTIRNA 3152	$690,000	21/04/2022
2	321 Wantirna Rd WANTIRNA 3152	$660,000	01/07/2022
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: 17/10/2022 10:00

5/765 Boronia Road, Wantirna Vic 3152



3 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$620,000 - $680,000
Median Unit Price
Year ending September 2022: $748,000

Comparable Properties



7/735 Boronia Rd WANTIRNA 3152 (VG)

2 - -

Price: $690,000
Method: Sale
Date: 21/04/2022
Property Type: Strata Unit/Townhouse - Conjoined

Agent Comments



321 Wantirna Rd WANTIRNA 3152 (REI)

2 1 1

Price: $660,000
Method: Private Sale
Date: 01/07/2022
Property Type: House
Land Size: 148.30 sqm approx

Agent Comments

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.

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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