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	13/15 Lewis Road 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	$530,000	&	$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Wantirna South
Period-from	01 Apr 2020	to	31 Mar 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
1/26 Cullis Parade Bayswater VIC 3153	$538,000	01-Mar-21
7/196 Scoresby Road Boronia VIC 3155	$562,000	25-Oct-20
13/235 Scoresby Road Boronia VIC 3155	$571,000	15-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: 12 April 2021

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1/26 Cullis Parade Bayswater VIC 3153

2 1 1

Sold Price RS **$538,000** Sold Date **01-Mar-21**

Distance **1.68km**



7/196 Scoresby Road Boronia VIC 3155

2 1 1

Sold Price **$562,000** Sold Date **25-Oct-20**

Distance **1.04km**



13/235 Scoresby Road Boronia VIC 3155

2 1 1

Sold Price **$571,000** Sold Date **15-Jan-21**

Distance **1.27km**

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

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