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	69 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	$780,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,010,000	Property type	House	Suburb	Wantirna South
Period-from	01 Jun 2020	to	31 May 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
8 Jukes Road Boronia VIC 3155	$790,000	24-Mar-21
8 St Andrews Road Bayswater VIC 3153	$810,500	06-Mar-21
8 Warrawee Road Wantirna South VIC 3152	$840,000	21-Dec-20

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: 16 June 2021

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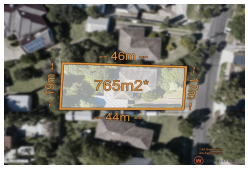


8 Jukes Road Boronia VIC 3155

3 1 1

Sold Price RS $790,000 Sold Date 24-Mar-21

Distance 0.41km



8 St Andrews Road Bayswater VIC 3153

3 1 1

Sold Price RS $810,500 Sold Date 06-Mar-21

Distance 0.98km



8 Warrawee Road Wantirna South VIC 3152

3 1 2

Sold Price $840,000 Sold Date 21-Dec-20

Distance 0.93km

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

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