

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 706/400 Burwood Highway, Wantirna South Vic 3152

Indicative selling price

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

Range between \$440,000 & \$480,000

Median sale price

Median price \$737,500 Property Type Unit Suburb Wantirna South

Period - From 01/04/2024 to 30/06/2024 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	102/404 Burwood Hwy WANTIRNA SOUTH 3152	\$475,000	13/07/2024
2	506/400 Burwood Hwy WANTIRNA SOUTH 3152	\$448,000	16/05/2024
3	809/404 Burwood Hwy WANTIRNA SOUTH 3152	\$450,000	22/03/2024

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: 20/08/2024 12:21



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Property Type: Apartment
Land Size: 64 sqm approx
Agent Comments

Indicative Selling Price
\$440,000 - \$480,000
Median Unit Price
June quarter 2024: \$737,500

Comparable Properties



102/404 Burwood Hwy WANTIRNA SOUTH 3152 (REI)

Agent Comments

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Price: \$475,000
Method: Private Sale
Date: 13/07/2024
Property Type: Unit



506/400 Burwood Hwy WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments

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Price: \$448,000
Method: Private Sale
Date: 16/05/2024
Property Type: Apartment



809/404 Burwood Hwy WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments

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Price: \$450,000
Method: Private Sale
Date: 22/03/2024
Property Type: Apartment

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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