

## 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

608/408 BURWOOD HIGHWAY WANTIRNA SOUTH 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

\$330,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Wantirna South

Period-from

01 Jan 2024

to

31 Dec 2024

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

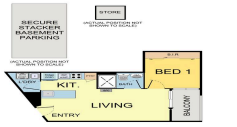
Date of sale

301/1 LYNNE AVENUE WANTIRNA SOUTH VIC 3152	\$375,000	18-Jun-24
508/400 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152	\$355,000	04-Sep-24
505/404 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152	\$355,000	05-Sep-24

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 January 2025



301/1 Lynne Avenue, Wantirna

**301/1 LYNNE AVENUE WANTIRNA SOUTH VIC 3152**

1 1 1

Sold Price

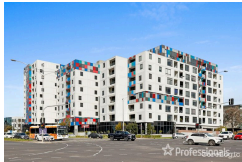
**\$375,000**

Sold Date

**18-Jun-24**

Distance

**0.36km**



**508/400 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152**

1 1 1

Sold Price

**\$355,000**

Sold Date

**04-Sep-24**

Distance

**0km**



**505/404 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152**

1 1 1

Sold Price

Sold Date

**05-Sep-24**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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