

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

209/400 BURWOOD HIGHWAY 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

\$320,000

&

\$352,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,500

Property type

Unit

Suburb

Wantirna South

Period-from

01 Feb 2022

to

31 Jan 2023

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

211/400 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152	\$330,000	24-Aug-21
205/404 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152	\$325,000	14-Jul-22
404/404 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152	\$330,000	19-Jan-23

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: 22 February 2023



211/400 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152

1 1 1

Sold Price **\$330,000** Sold Date **24-Aug-21**

Distance **0km**



205/404 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152

1 1 1

Sold Price **\$325,000** Sold Date **14-Jul-22**

Distance **0km**



404/404 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152

1 1 1

Sold Price ^{RS} **\$330,000** Sold Date **19-Jan-23**

Distance **0km**



102/1 LYNNE AVENUE WANTIRNA SOUTH VIC 3152

1 1 1

Sold Price **\$353,000** Sold Date **16-Feb-22**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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