

## 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

\$665,000

Property type

Unit

Suburb

Wantirna South

Period-from

01 Oct 2023

to

30 Sep 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

503/404 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152	\$355,000	10-Jul-24
109/400 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152	\$345,000	13-Jun-24
206/408 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152	\$362,000	01-Dec-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: 10 October 2024



**503/404 BURWOOD HIGHWAY  
WANTIRNA SOUTH VIC 3152**

1 1 1

Sold Price **\$355,000** Sold Date **10-Jul-24**

Distance **0km**



**109/400 BURWOOD HIGHWAY  
WANTIRNA SOUTH VIC 3152**

1 1 1

Sold Price <sup>RS</sup> **\$345,000** <sup>UN</sup> Sold Date **13-Jun-24**

Distance **0km**



**206/408 BURWOOD HIGHWAY  
WANTIRNA SOUTH VIC 3152**

1 1 1

Sold Price **\$362,000** Sold Date **01-Dec-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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