

# 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 606/400 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)

Range between \$450,000 & \$480,000

### Median sale price

Median price \$695,500 Property Type Unit Suburb Wantirna South

Period - From 01/10/2023 to 30/09/2024 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			
3			

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.~~

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Janelle Gu

03 9877 1277

0432 800 031

janellegu@mcgrath.com.au

**Indicative Selling Price**

\$450,000 - \$480,000

**Median Unit Price**

Year ending September 2024: \$695,500



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**102/404 Burwood Hwy WANTIRNA SOUTH  
3152 (REI)**

Agent Comments



**Price:** \$475,000

**Method:** Private Sale

**Date:** 13/07/2024

**Property Type:** Unit

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.

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



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