

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

508/400 Burwood Highway, Wantirna South, Vic 3152

Indicative selling price

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

range between

\$320,000

&

\$350,000

Median sale price

Median price

\$670,350

Property type

Unit

Suburb

Wantirna South

Period - From

01/09/2024

to

30/11/2024

Source



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
410/400 Burwood Hwy, Wantirna South, VIC 3152	\$320,000	25/01/2024
109/400-408 Burwood Highway, Wantirna South, VIC 3152	\$345,000	13/06/2024
206B/404 Burwood Highway, Wantirna South, VIC 3152	\$350,000	02/07/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 13/12/2024