

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

503/404 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

Wantirna South

Period-from

01 May 2023

to

30 Apr 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

110/436 STUD ROAD WANTIRNA SOUTH VIC 3152	350000	06-Feb-24
313/1 LYNNE AVENUE WANTIRNA SOUTH VIC 3152	405000	19-Apr-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: 24 May 2024



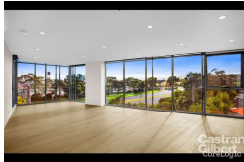
**110/436 STUD ROAD WANTIRNA
SOUTH VIC 3152**

1 1 1

Sold Price

350000 Sold Date **06-Feb-24**

Distance **0.65km**



**313/1 LYNNE AVENUE WANTIRNA
SOUTH VIC 3152**

1 1 1

Sold Price

^{RS} **405000** Sold Date **19-Apr-24**

Distance **0.38km**

RS = Recent sale **UN** = Undisclosed Sale

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