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

805B/404 Burwood Highway, Wantirna South Vic 3152

Indicative selling price

| For the meaning | of this price see | con | sumer.vic.go | v.au/ | underquot | ting | | |
|-----------------|-------------------|-----|--------------|-------|-----------|------|--------|----------------|
| Range betweer | \$360,000 | | & | | \$396,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$665,000 | Pro | operty Type | Unit | | | Suburb | Wantirna South |
| Period - From | 01/01/2022 | to | 31/12/2022 | | So | urce | 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 sixmonths 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 | | |
| 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.

This Statement of Information was prepared on:

28/02/2023 14:42



805B/404 Burwood Highway, Wantirna South Vic 3152

Mc**Grath**



Property Type: Agent Comments Janelle Gu 03 9877 1277 0432 800 031 janellegu@mcgrath.com.au

Indicative Selling Price \$360,000 - \$396,000 Median Unit Price Year ending December 2022: \$665,000

Comparable Properties

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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