

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 308/404 Burwood Highway, Wantirna South Vic 3152

Indicative selling price

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

Range between \$480,000 & \$528,000

Median sale price

Median price \$597,500 Property Type Unit Suburb Wantirna South

Period - From 01/01/2024 to 31/03/2024 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	202/408 Burwood Hwy WANTIRNA SOUTH 3152	\$515,000	17/04/2024
2	303C/408 Burwood Hwy WANTIRNA SOUTH 3152	\$515,000	23/03/2024
3	407B/400-408 Burwood Hwy WANTIRNA SOUTH 3152	\$480,000	06/03/2024

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: 12/06/2024 13:31

Janelle Gu

03 9877 1277

0432 800 031

janellegu@mcgrath.com.au

Indicative Selling Price

\$480,000 - \$528,000

Median Unit Price

March quarter 2024: \$597,500



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



202/408 Burwood Hwy WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments



Price: \$515,000

Method: Private Sale

Date: 17/04/2024

Property Type: Apartment



303C/408 Burwood Hwy WANTIRNA SOUTH 3152 (REI)

Agent Comments



Price: \$515,000

Method: Private Sale

Date: 23/03/2024

Property Type: Apartment



407B/400-408 Burwood Hwy WANTIRNA SOUTH 3152 (REI)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 06/03/2024

Property Type: Unit