

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

706A/400-408 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

\$445,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Wantirna South

Period-from

01 Nov 2020

to

31 Oct 2021

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

603/408 Burwood Highway Wantirna South VIC 3152	\$512,000	01-Jun-21
215/1 Lynne Avenue Wantirna South VIC 3152	\$535,000	24-Jul-20
214/436 Stud Road Wantirna South VIC 3152	\$475,000	21-Jun-21

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: 02 November 2021

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**603/408 Burwood Highway
Wantirna South VIC 3152**

2 2 1

Sold Price **\$512,000** Sold Date **01-Jun-21**

Distance **0.03km**



**215/1 Lynne Avenue Wantirna
South VIC 3152**

2 2 1

Sold Price **\$535,000** Sold Date **24-Jul-20**

Distance **0.4km**



**214/436 Stud Road Wantirna South
VIC 3152**

2 2 1

Sold Price **\$475,000** Sold Date **21-Jun-21**

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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