

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

109/400 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Wantirna South

Period-from

01 Apr 2023

to

31 Mar 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

211/400 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152	\$365,000	31-Jul-23
110/436 STUD ROAD WANTIRNA SOUTH VIC 3152	\$350,000	06-Feb-24
206/408 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152	\$362,000	01-Dec-23

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: 29 April 2024



**211/400 BURWOOD HIGHWAY
WANTIRNA SOUTH VIC 3152**

 1  1  1

Sold Price **\$365,000** Sold Date **31-Jul-23**

Distance **0km**



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

 1  1  1

Sold Price **\$350,000** Sold Date **06-Feb-24**

Distance **0.65km**



**206/408 BURWOOD HIGHWAY
WANTIRNA SOUTH VIC 3152**

 1  1  1

Sold Price **\$362,000** Sold Date **01-Dec-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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