

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

207/404 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$516,000

Property type

Unit

Suburb

Wantirna South

Period-from

01 Sep 2022

to

31 Aug 2023

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

607/404 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152	\$510,000	18-Jun-23
107/408 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152	\$500,000	31-Jul-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: 26 September 2023



**607/404 BURWOOD HIGHWAY
WANTIRNA SOUTH VIC 3152**

2 2 1

Sold Price

\$510,000

Sold Date

18-Jun-23

Distance

0km



**107/408 BURWOOD HIGHWAY
WANTIRNA SOUTH VIC 3152**

2 2 1

Sold Price

\$500,000

Sold Date

31-Jul-23

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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