

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

606A/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

\$465,000

&

\$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Wantirna South

Period-from

01 Apr 2022

to

31 Mar 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

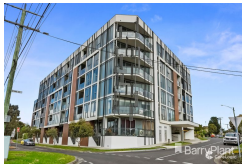
Date of sale

408/1 LYNNE AVENUE WANTIRNA SOUTH VIC 3152	-	27-Feb-23
302/436 STUD ROAD WANTIRNA SOUTH VIC 3152	\$520,000	10-Dec-22
113/436 STUD ROAD WANTIRNA SOUTH VIC 3152	\$450,000	06-Mar-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: 11 April 2023



408/1 LYNNE AVENUE WANTIRNA Sold Price
SOUTH VIC 3152

 2  2  1

RS - UN

Sold Date **27-Feb-23**

Distance **0.37km**



302/436 STUD ROAD WANTIRNA Sold Price
SOUTH VIC 3152

 2  2  1

\$520,000 Sold Date **10-Dec-22**

Distance **0.69km**



113/436 STUD ROAD WANTIRNA Sold Price
SOUTH VIC 3152

 2  2  1

RS **\$450,000** Sold Date **06-Mar-23**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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