

## 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

206/404 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$340,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Wantirna South

Period-from

01 May 2022

to

30 Apr 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

|   |           |           |
|---|-----------|-----------|
| 209/400 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152 | \$330,000 | 11-Apr-23 |
| 311/400 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152 | \$322,000 | 19-Apr-23 |
| 205/404 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152 | \$325,000 | 14-Jul-22 |

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: 23 May 2023


**209/400 BURWOOD HIGHWAY  
WANTIRNA SOUTH VIC 3152**

 1
  1
  1

Sold Price

<sup>RS</sup>
**\$330,000**

Sold Date

**11-Apr-23**

Distance

**0km**

**311/400 BURWOOD HIGHWAY  
WANTIRNA SOUTH VIC 3152**

 1
  1
  1

Sold Price

<sup>RS</sup>
**\$322,000**

Sold Date

**19-Apr-23**

Distance

**0km**

**205/404 BURWOOD HIGHWAY  
WANTIRNA SOUTH VIC 3152**

 1
  1
  1

Sold Price

**\$325,000**

Sold Date

**14-Jul-22**

Distance

**0km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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