

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

608/408 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Wantirna South

Period-from

01 Jan 2024

to

31 Dec 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

301/1 LYNNE AVENUE WANTIRNA SOUTH VIC 3152	\$375,000	18-Jun-24
508/400 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152	\$355,000	04-Sep-24
505/404 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152	\$355,000	05-Sep-24

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: 13 January 2025



301/1 LYNNE AVENUE WANTIRNA SOUTH VIC 3152

Sold Price

\$375,000

Sold Date

18-Jun-24



1



1



1

Distance

0.36km



508/400 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152

Sold Price

\$355,000

Sold Date

04-Sep-24



1



1



1

Distance

0km



505/404 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152

Sold Price

Sold Date

05-Sep-24



1



1



1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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