

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

702/404 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,500

Property type

Unit

Suburb

Wantirna South

Period-from

01 Dec 2023

to

30 Nov 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

404/1 LYNNE AVENUE WANTIRNA SOUTH VIC 3152	\$515,000	15-Oct-24
304/436 STUD ROAD WANTIRNA SOUTH VIC 3152	\$540,000	18-Oct-24
508/1 LYNNE AVENUE WANTIRNA SOUTH VIC 3152	\$513,000	24-Jul-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: 28 December 2024



404/1 LYNNE AVENUE WANTIRNA SOUTH VIC 3152 Sold Price **\$515,000** Sold Date **15-Oct-24**
 Distance **0.37km**

2 2 1



304/436 STUD ROAD WANTIRNA SOUTH VIC 3152 Sold Price **\$540,000** Sold Date **18-Oct-24**
 Distance **0.69km**

2 2 1



508/1 LYNNE AVENUE WANTIRNA SOUTH VIC 3152 Sold Price **\$513,000** Sold Date **24-Jul-24**
 Distance **0.37km**

2 2 1

RS = Recent sale UN = Undisclosed Sale

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