

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

207A/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

\$470,000

&

\$517,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$679,500

Property type

Unit

Suburb

Wantirna South

Period-from

01 Nov 2023

to

31 Oct 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	29-Oct-24
508/1 LYNNE AVENUE WANTIRNA SOUTH VIC 3152	\$513,000	24-Jul-24
102/404 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152	\$475,000	13-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: 27 November 2024



**404/1 LYNNE AVENUE WANTIRNA
SOUTH VIC 3152**

Sold Price

^{RS}

\$515,000

Sold Date

29-Oct-24



2



2



1

Distance

0.38km



**508/1 LYNNE AVENUE WANTIRNA
SOUTH VIC 3152**

Sold Price

\$513,000

Sold Date

24-Jul-24



2



2



1

Distance

0.38km



**102/404 BURWOOD HIGHWAY
WANTIRNA SOUTH VIC 3152**

Sold Price

^{RS}

\$475,000

Sold Date

13-Jul-24



2



2



1

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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