

## 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

102/404 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152

### Indicative selling price

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

Single Price

or range  
between

\$495,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$527,500

Property type

Unit

Suburb

Wantirna South

Period-from

01 Mar 2023

to

29 Feb 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

101/404 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152	\$466,000	15-Nov-23
809/404 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152	\$450,000	22-Mar-24
504/1 LYNNE AVENUE WANTIRNA SOUTH VIC 3152	\$525,000	22-Nov-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: 26 March 2024



**101/404 BURWOOD HIGHWAY  
WANTIRNA SOUTH VIC 3152**

2 2 1

Sold Price **\$466,000** Sold Date **15-Nov-23**

Distance **0.03km**



**809/404 BURWOOD HIGHWAY  
WANTIRNA SOUTH VIC 3152**

2 2 1

Sold Price <sup>RS</sup> **\$450,000** Sold Date **22-Mar-24**

Distance **0.03km**



**504/1 LYNNE AVENUE WANTIRNA  
SOUTH VIC 3152**

2 2 1

Sold Price **\$525,000** Sold Date **22-Nov-23**

Distance **0.37km**

RS = Recent sale      UN = Undisclosed Sale

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