## 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

308/404 Burwood Highway, Wantirna South Vic 3152

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$480,000		&		\$528,000			
Median sale p	rice							
Median price	\$597,500	Pro	operty Type	Unit			Suburb	Wantirna South
Period - From	01/01/2024	to	31/03/2024		So	ource	REIV	

#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	202/408 Burwood Hwy WANTIRNA SOUTH 3152	\$515,000	17/04/2024
2	303C/408 Burwood Hwy WANTIRNA SOUTH 3152	\$515,000	23/03/2024
3	407B/400-408 Burwood Hwy WANTIRNA SOUTH 3152	\$480,000	06/03/2024

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 six months.

This Statement of Information was prepared on:

12/06/2024 13:31



### 308/404 Burwood Highway, Wantirna South Vic 3152

# **McGrath**

**1** 2

**Property Type:** Flat/Unit/Apartment (Res) Agent Comments

Janelle Gu 03 9877 1277 0432 800 031 janellegu@mcgrath.com.au

**Indicative Selling Price** \$480,000 - \$528,000 **Median Unit Price** March quarter 2024: \$597,500

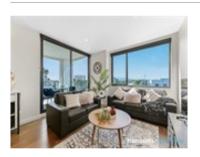
## **Comparable Properties**



202/408 Burwood Hwy WANTIRNA SOUTH Agent Comments 3152 (REI/VG)

**60** 1 2 2

Price: \$515,000 Method: Private Sale Date: 17/04/2024 Property Type: Apartment



303C/408 Burwood Hwy WANTIRNA SOUTH 3152 (REI)



Agent Comments



Price: \$515,000 Method: Private Sale Date: 23/03/2024 Property Type: Apartment



407B/400-408 Burwood Hwy WANTIRNA **SOUTH 3152 (REI)** 2 2 **Ý** 1

Agent Comments

Price: \$480,000 Method: Private Sale Date: 06/03/2024 Property Type: Unit

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



property ata

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