

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

310/404 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

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$516,000

Property type

Unit

Suburb

Wantirna South

Period-from

01 Aug 2022

to

31 Jul 2023

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

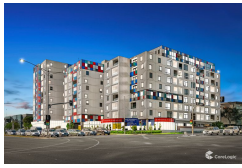
Date of sale

311/400 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152	\$322,000	04-Apr-23
708/400 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152	\$323,000	23-May-23
209/400 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152	\$330,000	06-Apr-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: 15 August 2023



**311/400 BURWOOD HIGHWAY
WANTIRNA SOUTH VIC 3152**

 1  1  1

Sold Price **\$322,000** Sold Date **04-Apr-23**

Distance **0km**



**708/400 BURWOOD HIGHWAY
WANTIRNA SOUTH VIC 3152**

 1  1  1

Sold Price ^{RS} **\$323,000** Sold Date **23-May-23**

Distance **0km**



**209/400 BURWOOD HIGHWAY
WANTIRNA SOUTH VIC 3152**

 1  1  1

Sold Price **\$330,000** Sold Date **06-Apr-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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