

## 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

503/404 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

\$350,000

&

\$385,000

### 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

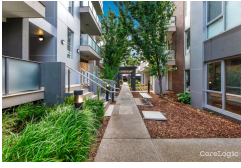
Date of sale

209/436 STUD ROAD WANTIRNA SOUTH VIC 3152	413000	10-Jan-24
411A/400 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152	366000	06-Nov-23
206/408 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152	362000	01-Dec-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 March 2024



**209/436 STUD ROAD WANTIRNA SOUTH VIC 3152**

1   
 2   
 1

Sold Price **413000** Sold Date **10-Jan-24**

Distance **0.65km**



**411A/400 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152**

1   
 1   
 1

Sold Price <sup>RS</sup> **366000** Sold Date **06-Nov-23**

Distance **0.03km**



**206/408 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152**

1   
 1   
 1

Sold Price **362000** Sold Date **01-Dec-23**

Distance **-**

RS = Recent sale      UN = Undisclosed Sale

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