

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 504/404 Burwood Highway, Wantirna South Vic 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$383,000 & \$420,000

Median sale price

Median price \$597,500 Property Type Unit Suburb Wantirna South

Period - From 01/01/2024 to 31/03/2024 Source 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.

	Address of comparable property	Price	Date of sale
1	607/400 Burwood Hwy WANTIRNA SOUTH 3152	\$420,000	29/01/2024
2	209/436 Stud Rd WANTIRNA SOUTH 3152	\$413,000	10/01/2024
3	313/1 Lynne Av WANTIRNA SOUTH 3152	\$405,000	19/04/2024

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: 28/05/2024 09:50



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$383,000 - \$420,000

Median Unit Price

March quarter 2024: \$597,500

Comparable Properties



607/400 Burwood Hwy WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 29/01/2024

Property Type: Apartment



209/436 Stud Rd WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments



Price: \$413,000

Method: Private Sale

Date: 10/01/2024

Property Type: Unit



313/1 Lynne Av WANTIRNA SOUTH 3152 (REI)

Agent Comments



Price: \$405,000

Method: Private Sale

Date: 19/04/2024

Property Type: Unit

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