Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offered for sale								
Address Including suburb and postcode 601/404 Burwood Highway, Wantirna South Vic 3152								
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range	e between \$5	30,000	&	\$570,000		7		
Median sale price								
Media	an price \$597	7,500 F	Property Type Unit		S	uburb	Wantirna So	uth
Period	d - From 01/0	01/2024 to	31/03/2024	Sou	urce R	EIV		
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						Pr	rice	Date of sale
1								
2								
3								
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 State	ment of Information	was nrens	ared on	. —	02/04/00	04 11.50

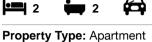


McGrath

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

Indicative Selling Price \$530,000 - \$570,000 Median Unit Price March quarter 2024: \$597,500





Land Size: 89 sqm approx Agent Comments

Comparable Properties

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.

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



