

## 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

702/404 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$516,000

Property type

Unit

Suburb

Wantirna South

Period-from

01 Nov 2022

to

31 Oct 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

207/404 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152	\$520,000	18-Oct-23
607/404 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152	\$510,000	18-Jun-23
G08/1 LYNNE AVENUE WANTIRNA SOUTH VIC 3152	\$510,000	13-Jul-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 November 2023



**207/404 BURWOOD HIGHWAY  
WANTIRNA SOUTH VIC 3152**

Sold Price

<sup>RS</sup>

**\$520,000**

Sold Date

**18-Oct-23**

 2  2  -

Distance

**0km**



**607/404 BURWOOD HIGHWAY  
WANTIRNA SOUTH VIC 3152**

Sold Price

**\$510,000**

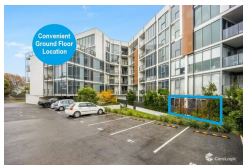
Sold Date

**18-Jun-23**

 2  2  1

Distance

**0km**



**G08/1 LYNNE AVENUE WANTIRNA  
SOUTH VIC 3152**

Sold Price

Sold Date

**13-Jul-23**

 2  2  1

Distance

**0.38km**

RS = Recent sale

UN = Undisclosed Sale

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