

# Harcourts Rowville

## 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 **809/404 Burwood Highway Wantirna South 3152**

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

**\$400,000**

&

**\$440,000**

#### Median sale price

Median price **\$1,340,000**

Property type **House**

Suburb **Wantirna South VIC 3152**

Period - From **Oct 2023**



to

**Dec 2023**

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
	209/436 Stud Road Wantirna South	\$413,000	10/01/2024
	201/436 Stud Road Wantirna South	\$420,000	01/11/2023
	309/337 Stud Road Wantirna South	\$442,000	14/09/2023

This Statement of Information was prepared on: **5<sup>th</sup> February 2024**