

## 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

G06/337 STUD ROAD 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

\$435,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,296,000

Property type

Other

Suburb

Wantirna South

Period-from

01 May 2023

to

30 Apr 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

607/400 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152	420000	24-Jan-24
809/404 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152	450000	22-Mar-24
101/404 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152	466000	15-Nov-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: 14 May 2024

**607/400 BURWOOD HIGHWAY  
 WANTIRNA SOUTH VIC 3152** Sold Price **420000** Sold Date **24-Jan-24**  
 🛏️ 2 🚿 2 🚗 1 Distance **0.07km**



**809/404 BURWOOD HIGHWAY  
 WANTIRNA SOUTH VIC 3152** Sold Price <sup>RS</sup> **450000** Sold Date **22-Mar-24**  
 🛏️ 2 🚿 2 🚗 1 Distance **0.07km**



**101/404 BURWOOD HIGHWAY  
 WANTIRNA SOUTH VIC 3152** Sold Price **466000** Sold Date **15-Nov-23**  
 🛏️ 2 🚿 2 🚗 1 Distance **0.07km**

RS = Recent sale      UN = Undisclosed Sale

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