

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

606A/400-408 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Wantirna South

Period-from

01 Jul 2021

to

30 Jun 2022

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

114/1 LYNNE AVENUE WANTIRNA SOUTH VIC 3152	\$551,000	29-Mar-22
316/1 LYNNE AVENUE WANTIRNA SOUTH VIC 3152	\$490,000	28-Feb-22
609/404 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152	\$490,000	29-Nov-21

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: 04 July 2022


114/1 LYNNE AVENUE WANTIRNA SOUTH VIC 3152
 2
  2
  1

Sold Price

\$551,000

Sold Date

29-Mar-22

Distance

0.1km

316/1 LYNNE AVENUE WANTIRNA SOUTH VIC 3152
 2
  2
  1

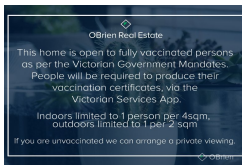
Sold Price

^{RS}
\$490,000

Sold Date

28-Feb-22

Distance

0.1km

609/404 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152
 2
  2
  1

Sold Price

\$490,000

Sold Date

29-Nov-21

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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