

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb and postcode	Kubix 400-408 Burwood Highway Wantirna South Vic 3152
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Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
One bedroom with no car park	\$335K	Or range between	\$	&	\$
One bedroom with 1 car space	\$360K	Or range between	\$	&	\$
Two bedroom with 1 car space	\$535K	Or range between	\$	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	1BR \$335.5K 2BR \$425K	Suburb	Wantirna South Vic 3152
Period - From	4-17	To	4-18
Source	RPData Pty Ltd		

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
One bedroom no car space	1 209C/400 Burwood Hwy - No car space	\$332K	22/1/18
	2 108C/400 Burwood Hwy – No car space	\$330K	22/1/18
	3 311B/400 Burwood Hwy – No car space	\$335K	14/2/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
One bedroom with 1 car space	1 204C/400 Burwood Hwy – One car space	\$362K	22/1/18
	2 102C/400 Burwood Hwy – One car space	\$360K	5/2/18
	3 104C/400 Burwood Hwy – One car space	\$360K	22/1/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Two bedroom with 1 car space	1 302B/400 Burwood Hwy – one car space	\$510K	16/3/18
	2 102C/400 Burwood Hwy – One car space	\$535K	22/01/18
	3 101C/400 Burwood Hwy – one car space	\$495K	31/1/18