

## 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

107/326-328 BURWOOD HIGHWAY BURWOOD VIC 3125

### 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

\$847,750

Property type

Unit

Suburb

Burwood

Period-from

01 Jun 2021

to

31 May 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

105A/399 BURWOOD HIGHWAY BURWOOD VIC 3125	\$525,000	14-May-22
G12B/57 MIDDLEBOROUGH ROAD BURWOOD VIC 3125	\$525,000	13-Jan-22
212/260 BURWOOD HIGHWAY BURWOOD VIC 3125	\$500,000	21-Jan-22

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: 09 June 2022



### 105A/399 BURWOOD HIGHWAY BURWOOD VIC 3125

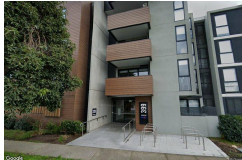
Sold Price

<sup>RS</sup> \$525,000 <sup>UN</sup>

Sold Date 14-May-22

2 2 1

Distance 0.76km



### G12B/57 MIDDLEBOROUGH ROAD BURWOOD VIC 3125

Sold Price

\$525,000

Sold Date 13-Jan-22

2 2 1

Distance 0.76km



### 212/260 BURWOOD HIGHWAY BURWOOD VIC 3125

Sold Price

\$500,000

Sold Date 21-Jan-22

2 2 1

Distance 0.46km

RS = Recent sale

UN = Undisclosed Sale

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