

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

105B/57 Middleborough Road, Burwood Vic 3125

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$499,000

Median sale price

Median price \$871,000

Property Type Unit

Suburb Burwood

Period - From 01/01/2023

to 31/12/2023

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
1	409/15 Foundation Blvd BURWOOD EAST 3151	\$540,000	12/02/2024
2	211A/399 Burwood Hwy BURWOOD 3125	\$500,000	20/02/2024
3	116/373-377 Burwood Hwy BURWOOD 3125	\$470,000	01/12/2023

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 six months.~~

This Statement of Information was prepared on:

30/03/2024 10:03



2 2 1 + Storage

Indicative Selling Price \$499,000
Median Unit Price Year ending December 2023: \$871,000

Property Type: Apartment
Agent Comments
Built around 2017 OC fees approx. \$4540 per year

Comparable Properties



409/15 Foundation Blvd BURWOOD EAST 3151 (REI/VG) Agent Comments

2 1 1

Price: \$540,000
Method: Private Sale
Date: 12/02/2024
Property Type: Apartment



211A/399 Burwood Hwy BURWOOD 3125 (REI/VG) Agent Comments

2 2 1

Price: \$500,000
Method: Private Sale
Date: 20/02/2024
Property Type: Apartment



116/373-377 Burwood Hwy BURWOOD 3125 (REI) Agent Comments

2 2 1

Price: \$470,000
Method: Private Sale
Date: 01/12/2023
Property Type: Apartment