

# 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 B104A/399 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)

Range between \$315,000 & \$345,000

### Median sale price

Median price \$873,500 Property Type Unit Suburb Burwood

Period - From 01/01/2020 to 31/12/2020 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	205/115-117 Burwood Hwy BURWOOD EAST 3151	\$295,950	09/10/2020
2			
3			

**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.

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**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$315,000 - \$345,000  
**Median Unit Price**  
Year ending December 2020: \$873,500

## Comparable Properties

205/115-117 Burwood Hwy BURWOOD EAST 3151 (VG) Agent Comments



**Price:** \$295,950  
**Method:** Sale  
**Date:** 09/10/2020  
**Property Type:** Strata Unit/Flat

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.