

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

1/132 Station Street Burwood VIC 3125

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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Burwood

Period-from

01 Aug 2020

to

31 Jul 2021

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

2/221 Highbury Road Burwood VIC 3125	\$985,000	17-Apr-21
1/3 Tudor Street Burwood VIC 3125	\$970,000	18-Jun-21
2/21 Edwards Street Burwood VIC 3125	\$930,000	12-May-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: 02 August 2021



2/221 Highbury Road Burwood VIC 3125

Sold Price

\$985,000

Sold Date

17-Apr-21

3

2

2

Distance

1.12km



1/3 Tudor Street Burwood VIC 3125

Sold Price

^{RS} **\$970,000** ^{UN}

Sold Date

18-Jun-21

3

2

2

Distance

1.53km



2/21 Edwards Street Burwood VIC 3125

Sold Price

\$930,000

Sold Date

12-May-21

3

2

2

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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