

## 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

104/260 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

\$520,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$851,000

Property type

Unit

Suburb

Burwood

Period-from

01 May 2023

to

30 Apr 2024

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

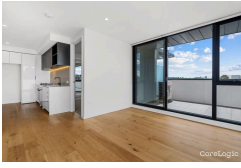
402/260 BURWOOD HIGHWAY BURWOOD VIC 3125	\$560,000	05-Feb-24
109/260 BURWOOD HIGHWAY BURWOOD VIC 3125	\$545,000	09-Mar-24
211A/399 BURWOOD HIGHWAY BURWOOD VIC 3125	\$500,000	29-Jan-24

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: 14 May 2024

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**402/260 BURWOOD HIGHWAY  
 BURWOOD VIC 3125**

 2  2  1

Sold Price **\$560,000** Sold Date **05-Feb-24**

Distance **0km**



**109/260 BURWOOD HIGHWAY  
 BURWOOD VIC 3125**

 2  2  1

Sold Price **\$545,000** Sold Date **09-Mar-24**

Distance **0km**



**211A/399 BURWOOD HIGHWAY  
 BURWOOD VIC 3125**

 2  2  1

Sold Price **\$500,000** Sold Date **29-Jan-24**

Distance **1.21km**

RS = Recent sale      UN = Undisclosed Sale

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