

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

G08B/57 Middleborough Road 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

\$300,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$858,500

Property type

Unit

Suburb

Burwood

Period-from

01 Oct 2020

to

30 Sep 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

B104A/399 Burwood Highway Burwood VIC 3125	\$339,150	10-Feb-21
G14A/399 Burwood Highway Burwood VIC 3125	\$440,000	26-Jun-20
107/379-381 Burwood Highway Burwood VIC 3125	\$360,000	21-Feb-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: 05 October 2021

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**B104A/399 Burwood Highway
Burwood VIC 3125**

 1  -  -

Sold Price **\$339,150** Sold Date **10-Feb-21**

Distance -



**G14A/399 Burwood Highway
Burwood VIC 3125**

 2  2  1

Sold Price **\$440,000** Sold Date **26-Jun-20**

Distance -



**107/379-381 Burwood Highway
Burwood VIC 3125**

 2  1  1

Sold Price **\$360,000** Sold Date **21-Feb-21**

Distance **0.14km**

RS = Recent sale UN = Undisclosed Sale

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