

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

304/362 Burwood Highway, Burwood Vic 3125

Indicative selling price

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

Single price

\$809,000

Median sale price

Median price

\$831,500

Property Type

Unit

Suburb

Burwood

Period - From

26/09/2021

to

25/09/2022

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	9 Cherrytree La BOX HILL SOUTH 3128	\$830,000	25/05/2022
2	2/5 Hiddleston Av BOX HILL SOUTH 3128	\$810,000	22/07/2022
3	8/41 Prospect St MOUNT WAVERLEY 3149	\$791,000	23/04/2022

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:

26/09/2022 10:44

 3  2  2

Rooms: 4

Property Type: apartment

Agent Comments

Indicative Selling Price

\$809,000

Median Unit Price

26/09/2021 - 25/09/2022: \$831,500

Comparable Properties

9 Cherrytree La BOX HILL SOUTH 3128 (VG)

Agent Comments

 3  -  -

Price: \$830,000

Method: Sale

Date: 25/05/2022

Property Type: Flat/Unit/Apartment (Res)



2/5 Hiddleston Av BOX HILL SOUTH 3128 (REI)

Agent Comments

 3  1  2

Price: \$810,000

Method: Private Sale

Date: 22/07/2022

Property Type: Unit

Land Size: 146 sqm approx



8/41 Prospect St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 3  2  1

Price: \$791,000

Method: Auction Sale

Date: 23/04/2022

Property Type: Unit