

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

113/326-328 Burwood Highway 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

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Burwood

Period-from

01 Mar 2019

to

29 Feb 2020

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

107/165 Middleborough Road Box Hill South VIC 3128	\$365,000	21-Feb-20
113/4 Yarra Bing Crescent Burwood VIC 3125	\$463,860	24-Dec-19
201B/57 Middleborough Road Burwood VIC 3125	\$364,650	29-Nov-19

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: 13 March 2020



107/165 Middleborough Road Box Hill South VIC 3128

Sold Price

^{RS}

\$365,000

Sold Date

21-Feb-20



1



1



1

Distance

1.46km



113/4 Yarra Bing Crescent Burwood VIC 3125

Sold Price

\$463,860

Sold Date

24-Dec-19



2



1



1

Distance

0.13km



201B/57 Middleborough Road Burwood VIC 3125

Sold Price

\$364,650

Sold Date

29-Nov-19



1



1



1

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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