

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

106/415 Highbury 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

\$560,000

&

\$610,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$698,000

\*House

\*Unit

X

Suburb

Burwood

Period-from

01 Aug 2018

to

31 Jul 2019

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

204/213 Burwood Highway Burwood East VIC 3151	\$510,000	25-May-19
9 Sugarloaf Close Burwood East VIC 3151	\$631,000	04-May-19
5/372 Burwood Highway Burwood VIC 3125	\$650,000	17-Apr-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: 21 August 2019

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**204/213 Burwood Highway  
Burwood East VIC 3151**

2 2 1

Sold Price **\$510,000** Sold Date **25-May-19**

Distance **1.86km**



**9 Sugarloaf Close Burwood East  
VIC 3151**

3 1 2

Sold Price **\$631,000** Sold Date **04-May-19**

Distance **0.77km**



**5/372 Burwood Highway Burwood  
VIC 3125**

3 2 1

Sold Price **\$650,000** Sold Date **17-Apr-19**

Distance **0.6km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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