

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

1/1-3 HILLTOP CRESCENT BURWOOD EAST VIC 3151

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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$679,000

Property type

Unit

Suburb

Burwood East

Period-from

01 Jan 2024

to

31 Dec 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

2/13 GREENWOOD STREET BURWOOD VIC 3125	\$995,000	30-Nov-24
1/1 ROYTON STREET BURWOOD EAST VIC 3151	\$985,000	17-Sep-24
4/14 MCCUBBIN STREET BURWOOD VIC 3125	\$942,800	23-Nov-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: 03 January 2025



**2/13 GREENWOOD STREET
BURWOOD VIC 3125**

 3  2  2

Sold Price

^{RS}

\$995,000

Sold Date **30-Nov-24**

Distance **0.68km**



**1/1 ROYTON STREET BURWOOD
EAST VIC 3151**

 3  2  1

Sold Price

\$985,000

Sold Date **17-Sep-24**

Distance **0.87km**



**4/14 MCCUBBIN STREET
BURWOOD VIC 3125**

 3  2  2

Sold Price

^{RS}

\$942,800

^{UN}

Sold Date **23-Nov-24**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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