

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

206/362 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

\$540,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

Unit

Suburb

Burwood

Period-from

01 Feb 2023

to

31 Jan 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

102/260 BURWOOD HIGHWAY BURWOOD VIC 3125	\$525,000	28-Sep-23
306/15 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$679,000	31-Oct-23
402/260 BURWOOD HIGHWAY BURWOOD VIC 3125	\$590,000	16-Apr-16

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: 01 February 2024



**102/260 BURWOOD HIGHWAY
BURWOOD VIC 3125**

 2  2  1

Sold Price **\$525,000** Sold Date **28-Sep-23**

Distance **0.89km**



**306/15 FOUNDATION BOULEVARD
BURWOOD EAST VIC 3151**

 2  2  2

Sold Price ^{RS} **\$679,000** Sold Date **31-Oct-23**

Distance **0.68km**



**402/260 BURWOOD HIGHWAY
BURWOOD VIC 3125**

 2  2  1

Sold Price **\$590,000** Sold Date **16-Apr-16**

Distance **0.89km**

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

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