

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

213/1 DELANY AVENUE 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

\$125,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

Unit

Suburb

Burwood

Period-from

01 Sep 2023

to

31 Aug 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

12/388-390 BURWOOD HIGHWAY BURWOOD VIC 3125	\$135,000	05-Jun-24
G38/386 BURWOOD HIGHWAY BURWOOD VIC 3125	\$140,000	08-Mar-24
146/386 BURWOOD HIGHWAY BURWOOD VIC 3125	\$125,000	21-Feb-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: 09 September 2024



12/388-390 BURWOOD HIGHWAY
BURWOOD VIC 3125

1 1 -

Sold Price

\$135,000

Sold Date

05-Jun-24

Distance

1.05km



G38/386 BURWOOD HIGHWAY
BURWOOD VIC 3125

1 1 -

Sold Price

\$140,000

Sold Date

08-Mar-24

Distance

1km



146/386 BURWOOD HIGHWAY
BURWOOD VIC 3125

1 1 1

Sold Price

\$125,000

Sold Date

21-Feb-24

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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