

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

or range
between

\$100,000

&

\$120,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

Unit

Suburb

Burwood

Period-from

01 Jan 2023

to

31 Dec 2023

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

29/388-390 BURWOOD HIGHWAY BURWOOD VIC 3125	\$117,000	08-Jan-24
45/388-390 BURWOOD HIGHWAY BURWOOD VIC 3125	\$100,000	01-Nov-23
1/388-390 BURWOOD HIGHWAY BURWOOD VIC 3125	\$116,000	31-Oct-23

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: 25 January 2024



**29/388-390 BURWOOD HIGHWAY
BURWOOD VIC 3125**

Sold Price

^{RS}

\$117,000

Sold Date

08-Jan-24

 1  1  -

Distance

1.04km



**45/388-390 BURWOOD HIGHWAY
BURWOOD VIC 3125**

Sold Price

\$100,000

Sold Date

01-Nov-23

 1  1  -

Distance

1.04km



**1/388-390 BURWOOD HIGHWAY
BURWOOD VIC 3125**

Sold Price

\$116,000

Sold Date

31-Oct-23

 1  1  -

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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