

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

2A PICKFORD STREET 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,000

Property type

Unit

Suburb

Burwood East

Period-from

01 Oct 2023

to

30 Sep 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

1/518 Highbury Road Glen Waverley VIC 3150	\$1,065,000	13-Apr-24
4 Tadedor Court Forest Hill VIC 3131	\$1,035,000	11-Jul-24
8 Norma Road Forest Hill VIC 3131	\$1,010,000	20-Jul-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 October 2024



1/518 Highbury Road Glen Waverley VIC 3150

3 2 2

Sold Price

\$1,065,000

Sold Date

13-Apr-24

Distance

1.15km



4 Tadedor Court Forest Hill VIC 3131

4 2 2

Sold Price

\$1,035,000

Sold Date

11-Jul-24

Distance

1.54km



8 Norma Road Forest Hill VIC 3131

3 2 1

Sold Price

^{RS} **\$1,010,000**

Sold Date

20-Jul-24

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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