

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

6/411-413 Highbury Road 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$797,500

Property type

Unit

Suburb

Burwood

Period-from

01 Nov 2022

to

31 Oct 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

9/92-94 MAIN STREET BLACKBURN VIC 3130	\$722,000	11-Nov-23
5/368 BURWOOD HIGHWAY BURWOOD VIC 3125	\$701,000	24-Aug-23
7/368 BURWOOD HIGHWAY BURWOOD VIC 3125	\$715,000	30-Jul-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: 13 November 2023



**9/92-94 MAIN STREET
BLACKBURN VIC 3130**

2 1 1

Sold Price

^{RS}

\$722,000

Sold Date

11-Nov-23

Distance

3.38km



**5/368 BURWOOD HIGHWAY
BURWOOD VIC 3125**

3 2 1

Sold Price

\$701,000

Sold Date

24-Aug-23

Distance

0.61km



**7/368 BURWOOD HIGHWAY
BURWOOD VIC 3125**

3 2 1

Sold Price

\$715,000

Sold Date

30-Jul-23

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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