

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

32 MIDDLEBOROUGH ROAD 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

\$965,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,275,000

Property type

House

Suburb

Burwood East

Period-from

01 Dec 2021

to

30 Nov 2022

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

4 OAKHAM AVENUE BURWOOD EAST VIC 3151	\$1,060,000	08-Oct-22
148 ELEY ROAD BURWOOD EAST VIC 3151	\$1,086,000	30-Jul-22
549 HIGHBURY ROAD BURWOOD EAST VIC 3151	\$1,022,500	12-Dec-22

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: 19 December 2022



**4 OAKHAM AVENUE BURWOOD
EAST VIC 3151**

Sold Price **\$1,060,000** Sold Date **08-Oct-22**

3 1 2

Distance **0.75km**



**148 ELEY ROAD BURWOOD EAST
VIC 3151**

Sold Price **\$1,086,000** Sold Date **30-Jul-22**

3 2 2

Distance **1.73km**



**549 Highbury Road Burwood
East VIC 3151**

Sold Price ^{RS} **\$1,022,500** ^{UN} Sold Date **12-Dec-22**

3 1 2

Distance **1.25km**

RS = Recent sale UN = Undisclosed Sale

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