

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

209/326-328 BURWOOD HIGHWAY 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$797,500

Property type

Unit

Suburb

Burwood

Period-from

01 Oct 2022

to

30 Sep 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

101/90-92 MIDDLEBOROUGH ROAD BLACKBURN SOUTH VIC 3130	\$562,000	28-Jun-23
503/13 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$560,000	03-May-23
2/76 BURWOOD HIGHWAY BURWOOD EAST VIC 3151	\$552,800	04-Sep-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: 07 October 2023

DYNAMIC

RESIDENTIAL

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101/90-92 MIDDLEBOROUGH
ROAD BLACKBURN SOUTH VIC
3130

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Sold Price **\$562,000** Sold Date **28-Jun-23**

Distance **1.07km**



503/13 FOUNDATION BOULEVARD
BURWOOD EAST VIC 3151

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Sold Price **\$560,000** Sold Date **03-May-23**

Distance **1.07km**



2/76 BURWOOD HIGHWAY
BURWOOD EAST VIC 3151

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Sold Price ^{RS} **\$552,800** ^{UN} Sold Date **04-Sep-23**

Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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