

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

106/326-328 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

Unit

Suburb

Burwood

Period-from

01 Feb 2024

to

31 Jan 2025

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

203/260 BURWOOD HIGHWAY BURWOOD VIC 3125	\$493,000	30-May-24
211/260 BURWOOD HIGHWAY BURWOOD VIC 3125	\$490,000	20-May-24
G07A/399 BURWOOD HIGHWAY BURWOOD VIC 3125	\$485,000	08-Apr-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: 17 February 2025

DYNAMIC

RESIDENTIAL

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**203/260 BURWOOD HIGHWAY
BURWOOD VIC 3125**

 2  2  1

Sold Price

\$493,000

Sold Date **30-May-24**

Distance

0.46km



**211/260 BURWOOD HIGHWAY
BURWOOD VIC 3125**

 2  2  1

Sold Price

\$490,000

Sold Date **20-May-24**

Distance

0.46km



**G07A/399 BURWOOD HIGHWAY
BURWOOD VIC 3125**

 2  2  1

Sold Price

\$485,000

Sold Date **08-Apr-24**

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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