

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

102B/57 MIDDLEBOROUGH 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Unit

Suburb

Burwood

Period-from

01 Mar 2022

to

28 Feb 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

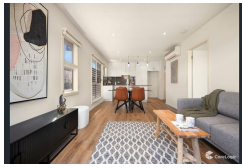
Date of sale

105/415 Highbury Road Burwood VIC 3125	\$468,000	18-Oct-22
204A/399 Burwood Highway Burwood VIC 3125	\$450,000	19-Dec-22
213A/399 Burwood Highway Burwood VIC 3125	\$450,000	20-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: 06 March 2023



**105/415 Highbury Road
Burwood VIC 3125**

2 2 1

Sold Price **\$468,000** Sold Date **18-Oct-22**

Distance **0.66km**



**204A/399 Burwood Highway
Burwood VIC 3125**

2 2 1

Sold Price ^{RS} **\$450,000** ^{UN} Sold Date **19-Dec-22**

Distance **0km**



**213A/399 Burwood Highway
Burwood VIC 3125**

2 2 1

Sold Price ^{RS} **\$450,000** Sold Date **20-Dec-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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