

## 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

301/310 BURWOOD HIGHWAY BURWOOD VIC 3125

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$305,000

&

\$335,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,500

Property type

Unit

Suburb

Burwood

Period-from

01 Sep 2022

to

31 Aug 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

105/308 BURWOOD HIGHWAY BURWOOD VIC 3125	\$420,000	28-Jun-23
G12/373-377 BURWOOD HIGHWAY BURWOOD VIC 3125	\$420,000	13-Feb-23
G15A/399 BURWOOD HIGHWAY BURWOOD VIC 3125	\$460,000	07-Jun-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: 12 September 2023



**105/308 BURWOOD HIGHWAY  
BURWOOD VIC 3125**

 2  1  -

Sold Price

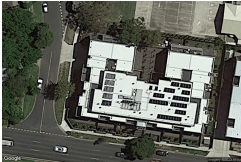
<sup>RS</sup> **\$420,000**

Sold Date

**28-Jun-23**

Distance

**1.82km**



**G12/373-377 BURWOOD HIGHWAY  
BURWOOD VIC 3125**

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Sold Price

**\$420,000**

Sold Date

**13-Feb-23**

Distance

**0.75km**



**G15A/399 BURWOOD HIGHWAY  
BURWOOD VIC 3125**

 -  1  -

Sold Price

<sup>RS</sup> **\$460,000**

Sold Date

**07-Jun-23**

Distance

**0.94km**

RS = Recent sale

UN = Undisclosed Sale

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