

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

207A/399 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

\$449,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,500

Property type

Unit

Suburb

Burwood

Period-from

01 Jun 2019

to

31 May 2020

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

108/213 Burwood Highway Burwood East VIC 3151	\$475,000	07-Dec-19
207/436-442 Huntingdale Road Mount Waverley VIC 3149	\$470,000	10-Feb-20
217/21 Queen Street Blackburn VIC 3130	\$505,000	15-Feb-20

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 June 2020



**108/213 Burwood Highway
Burwood East VIC 3151**

2 2 1

Sold Price **\$475,000** Sold Date **07-Dec-19**

Distance **1.67km**



**207/436-442 Huntingdale Road
Mount Waverley VIC 3149**

2 1 1

Sold Price **\$470,000** Sold Date **10-Feb-20**

Distance **4.08km**



**217/21 Queen Street Blackburn VIC
3130**

2 2 1

Sold Price **\$505,000** Sold Date **15-Feb-20**

Distance **3.99km**

RS = Recent sale

UN = Undisclosed Sale

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