

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/87 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

\$680,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$859,000

Property type

Unit

Suburb

Burwood

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

1/20 JENNER STREET BLACKBURN SOUTH VIC 3130	735000	11-Feb-22
403/362 BURWOOD HIGHWAY BURWOOD VIC 3125	684000	16-Feb-22
2/87 MIDDLEBOROUGH ROAD BURWOOD VIC 3125	707000	19-Jan-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 04 July 2022



1/20 JENNER STREET BLACKBURN SOUTH VIC 3130

2 1 1

Sold Price

735000

Sold Date

11-Feb-22

Distance

0.71km



403/362 BURWOOD HIGHWAY BURWOOD VIC 3125

2 2 1

Sold Price

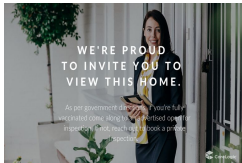
684000

Sold Date

16-Feb-22

Distance

0.55km



2/87 MIDDLEBOROUGH ROAD BURWOOD VIC 3125

2 2 1

Sold Price

707000

Sold Date

19-Jan-22

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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