

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

109/213 BURWOOD HIGHWAY BURWOOD EAST VIC 3151

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

\$499,000

&

\$548,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

Suburb

Burwood East

Period-from

01 May 2021

to

30 Apr 2022

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

110/112-124 MIDDLEBOROUGH ROAD BLACKBURN SOUTH VIC 3130	\$565,000	05-Aug-21
108A/399 BURWOOD HIGHWAY BURWOOD VIC 3125	\$515,000	02-Nov-21
201/112-124 MIDDLEBOROUGH ROAD BLACKBURN SOUTH VIC 3130	\$540,000	22-Dec-21

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: 20 May 2022



**110/112-124 MIDDLEBOROUGH
ROAD BLACKBURN SOUTH VIC
3130**

 2  2  1

Sold Price **\$565,000** Sold Date **05-Aug-21**

Distance **1.69km**



**108A/399 BURWOOD HIGHWAY
BURWOOD VIC 3125**

 2  2  1

Sold Price **\$515,000** Sold Date **02-Nov-21**

Distance **1.7km**



**201/112-124 MIDDLEBOROUGH
ROAD BLACKBURN SOUTH VIC
3130**

 2  2  1

Sold Price **\$540,000** Sold Date **22-Dec-21**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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