# 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

301/373-377 Burwood Highway, Burwood Vic 3125

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$630,000		&		\$680,000			
Median sale pr	rice							
Median price	\$791,000	Pro	operty Type	Unit			Suburb	Burwood
Period - From	01/07/2022	to	30/06/2023		So	urce	REIV	

## 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	205A/399 Burwood Hwy BURWOOD 3125	\$665,000	29/03/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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 six months.

This Statement of Information was prepared on:

29/08/2023 13:12



# **RT Edgar**





**Property Type:** apartment Agent Comments

Indicative Selling Price \$630,000 - \$680,000 Median Unit Price Year ending June 2023: \$791,000

# **Comparable Properties**



205A/399 Burwood Hwy BURWOOD 3125 (REI/VG)



Price: \$665,000 Method: Private Sale Date: 29/03/2023 Property Type: Apartment Agent Comments

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 six months.

#### Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

propertydata



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