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

211A/399 Burwood Highway, Burwood Vic 3125

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$520,000		&		\$550,000			
Median sale p	rice							
Median price	\$870,500	Pro	operty Type	Unit			Suburb	Burwood
Period - From	01/10/2022	to	30/09/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	102/260 Burwood Hwy BURWOOD 3125	\$525,000	18/10/2023
2	207/404 Burwood Hwy WANTIRNA SOUTH 3152	\$520,000	18/10/2023
3	818/850 Whitehorse Rd BOX HILL 3128	\$520,000	01/09/2023

OR

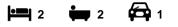
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

10/01/2024 12:46







Property Type: Apartment Agent Comments

Indicative Selling Price \$520,000 - \$550,000 Median Unit Price Year ending September 2023: \$870,500

Comparable Properties



102/260 Burwood Hwy BURWOOD 3125Agent Comments(REI/VG)



Price: \$525,000 Method: Private Sale Date: 18/10/2023 Property Type: Apartment



207/404 Burwood Hwy WANTIRNA SOUTH Ager 3152 (REI/VG)

60 1

Agent Comments



2

2



818/850 Whitehorse Rd BOX HILL 3128 (REI/VG)



Price: \$520,000 Method: Private Sale Date: 01/09/2023 Property Type: Apartment Agent Comments

Account - Gem Realty



propertydata com.au

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