

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 consumer.vic.gov.au/underquoting

Range between \$520,000 & \$550,000

Median sale price

Median price \$870,500 Property Type Unit Suburb Burwood

Period - From 01/10/2022 to 30/09/2023 Source 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.

	Address 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

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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 3125
(REI/VG)

[Agent Comments](#)

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Price: \$525,000

Method: Private Sale

Date: 18/10/2023

Property Type: Apartment



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

[Agent Comments](#)

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Price: \$520,000

Method: Private Sale

Date: 18/10/2023

Property Type: Apartment



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

[Agent Comments](#)

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Price: \$520,000

Method: Private Sale

Date: 01/09/2023

Property Type: Apartment

Account - Gem Realty