Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Proper	ty offered for	sale								
Address Including suburb and postcode		304B/57 Middleborough Road, Burwood Vic 3125								
Indicat	ive selling pr	ice								
For the r	meaning of this	price see co	onsumer.vic.go	v.au/u	ınderquot	ting				
Range between \$630,000			&	\$650,000						
Median sale price										
Media	an price \$491,5	500	Property Type	Unit			Suburb	Burwood		
Period	- From 29/10/	2023 to	o 28/10/2024		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.									
Addres	ss of comparal	ble property	у				Р	rice	Date of sale	
1										
2										
3										
OR										
B*	•	•	's representative n two kilometres		•				•	
	This Statement of Information was prepared on:							29/10/2024 13:21		











Property Type: Strata Unit/Flat

Agent Comments

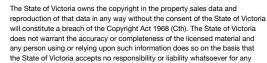
Indicative Selling Price \$630,000 - \$650,000 Median Unit Price 29/10/2023 - 28/10/2024: \$491,500

Comparable Properties

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 - Harcourts Vermont South | P: 03 98861008





errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.