

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

G07A/399 BURWOOD HIGHWAY BURWOOD VIC 3125

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

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$851,000

Property type

Unit

Suburb

Burwood

Period-from

01 Mar 2023

to

29 Feb 2024

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

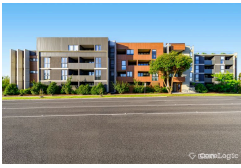
Date of sale

211A/399 BURWOOD HIGHWAY BURWOOD VIC 3125	\$500,000	29-Jan-24
103/3 HAY STREET BOX HILL SOUTH VIC 3128	\$500,000	16-Oct-23
506/1 ARCHIBALD STREET BOX HILL VIC 3128	\$472,000	20-Oct-23

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: 18 March 2024

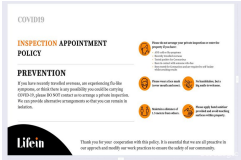


**211A/399 BURWOOD HIGHWAY
BURWOOD VIC 3125**

2 2 1

Sold Price **\$500,000** Sold Date **29-Jan-24**

Distance **0km**



**103/3 HAY STREET BOX HILL
SOUTH VIC 3128**

2 2 1

Sold Price

Sold Date **16-Oct-23**

Distance **2.33km**



**506/1 ARCHIBALD STREET BOX
HILL VIC 3128**

2 2 1

Sold Price **\$472,000** Sold Date **20-Oct-23**

Distance **3.93km**

RS = Recent sale

UN = Undisclosed Sale

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