

## 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

202/224-226 BURWOOD HIGHWAY BURWOOD VIC 3125

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$240,000

&

\$260,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,500

Property type

Unit

Suburb

Burwood

Period-from

01 Sep 2022

to

31 Aug 2023

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

|  |           |           |
|--|-----------|-----------|
| 15/60 AUBURN ROAD HAWTHORN VIC 3122      | \$250,000 | 23-Aug-23 |
| 702/570 SWANSTON STREET CARLTON VIC 3053 | \$256,000 | 28-Apr-23 |
| 40/71-109 BOURKE ROAD CLARINDA VIC 3169  | \$255,000 | 31-May-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: 14 September 2023



**15/60 AUBURN ROAD HAWTHORN  
VIC 3122**

Sold Price

<sup>RS</sup> **\$250,000** Sold Date **23-Aug-23**

 2  1  -

Distance **6.97km**



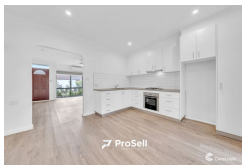
**702/570 SWANSTON STREET  
CARLTON VIC 3053**

Sold Price

**\$256,000** Sold Date **28-Apr-23**

 2  1  -

Distance **14.2km**



**40/71-109 BOURKE ROAD  
CLARINDA VIC 3169**

Sold Price

<sup>RS</sup> **\$255,000** Sold Date **31-May-23**

 2  1  1

Distance **10.14km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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