

## 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

5/1A HASTINGS STREET BURWOOD VIC 3125

### Indicative selling price

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

Single Price

or range  
between

\$850,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$811,000

Property type

Unit

Suburb

Burwood

Period-from

01 Jan 2024

to

31 Dec 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

1/1 SCOTT GROVE BURWOOD VIC 3125	\$930,000	25-Nov-23
1/5 EDWARDS STREET BURWOOD VIC 3125	\$915,000	05-Dec-23
2/8 HASTINGS STREET BURWOOD VIC 3125	\$727,000	14-Sep-24

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: 22 January 2025


**1/1 SCOTT GROVE BURWOOD VIC 3125**

Sold Price

**\$930,000**

Sold Date

**25-Nov-23**
 3
  1
  2

Distance

**0.15km**

**1/5 EDWARDS STREET BURWOOD VIC 3125**

Sold Price

**\$915,000**

Sold Date

**05-Dec-23**
 3
  1
  1

Distance

**0.43km**

**2/8 HASTINGS STREET BURWOOD VIC 3125**

Sold Price

**\$727,000**

Sold Date

**14-Sep-24**
 2
  1
  1

Distance

**0.1km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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