

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

216A/399 Burwood Highway, Burwood Vic 3125

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$480,000 & \$528,000

Median sale price

Median price \$950,000 Property Type Unit Suburb Burwood

Period - From 01/10/2020 to 30/09/2021 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	202B/57 Middleborough Rd BURWOOD 3125	\$520,000	09/06/2021
2	G04/151 Huntingdale Rd ASHWOOD 3147	\$510,000	03/06/2021
3	22/916 Canterbury Rd BOX HILL SOUTH 3128	\$490,000	10/08/2021

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:

26/10/2021 09:04



2 2 1

Property Type: Apartment

Agent Comments

JM Lim

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Indicative Selling Price

\$480,000 - \$528,000

Median Unit Price

Year ending September 2021: \$950,000

Comparable Properties

202B/57 Middleborough Rd BURWOOD 3125 (VG)

Agent Comments

2 - -

Price: \$520,000

Method: Sale

Date: 09/06/2021

Property Type: Subdivided Flat - Single OYO Flat

G04/151 Huntingdale Rd ASHWOOD 3147 (VG)

Agent Comments

2 - -

Price: \$510,000

Method: Sale

Date: 03/06/2021

Property Type: Flat/Unit/Apartment (Res)

22/916 Canterbury Rd BOX HILL SOUTH 3128 (VG)

Agent Comments

3 - -

Price: \$490,000

Method: Sale

Date: 10/08/2021

Property Type: Flat/Unit/Apartment (Res)