

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

4/2 MIDDLEBOROUGH ROAD BURWOOD EAST VIC 3151

Indicative selling price

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

Single Price

\$299,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$746,500

Property type

Unit

Suburb

Burwood East

Period-from

01 Jan 2022

to

31 Dec 2022

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

8/2 MIDDLEBOROUGH ROAD BURWOOD EAST VIC 3151	\$275,000	21-Jul-22
110A/399 BURWOOD HIGHWAY BURWOOD VIC 3125	\$320,000	12-Jul-22
G13A/399 BURWOOD HIGHWAY BURWOOD VIC 3125	\$272,000	02-Sep-22

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: 13 January 2023



**8/2 MIDDLEBOROUGH ROAD
BURWOOD EAST VIC 3151**

1 1 1

Sold Price **\$275,000** Sold Date **21-Jul-22**

Distance **0km**

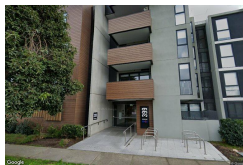


**110A/399 BURWOOD HIGHWAY
BURWOOD VIC 3125**

1 1 1

Sold Price **\$320,000** Sold Date **12-Jul-22**

Distance **0.63km**



**G13A/399 BURWOOD HIGHWAY
BURWOOD VIC 3125**

1 1 1

Sold Price **\$272,000** Sold Date **02-Sep-22**

Distance **0.63km**

RS = Recent sale UN = Undisclosed Sale

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