

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

1/8 WRIDGWAY AVENUE 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

\$1,380,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$847,750

Property type

Unit

Suburb

Burwood

Period-from

01 Apr 2021

to

31 Mar 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

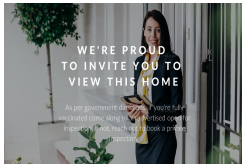
Date of sale

1/65 ARTHUR STREET BURWOOD VIC 3125	\$1,455,000	07-Nov-21
2/4 MOUNTAIN ASH AVENUE ASHWOOD VIC 3147	\$1,370,000	01-Nov-21
28A QUAINANCE STREET MOUNT WAVERLEY VIC 3149	\$1,435,000	30-Oct-21

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: 08 April 2022



1/65 ARTHUR STREET BURWOOD VIC 3125

Sold Price

\$1,455,000

Sold Date

07-Nov-21



4



3



2

Distance

-



2/4 MOUNTAIN ASH AVENUE ASHWOOD VIC 3147

Sold Price

\$1,370,000

Sold Date

01-Nov-21



4



3



2

Distance

-



28A QUAINANCE STREET MOUNT WAVERLEY VIC 3149

Sold Price

\$1,435,000

Sold Date

30-Oct-21



4



3



2

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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