

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

205/224-226 BURWOOD HIGHWAY 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

\$250,000

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$837,000

Property type

Unit

Suburb

Burwood

Period-from

01 Jul 2023

to

30 Jun 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

306/154 ELGAR ROAD BOX HILL SOUTH VIC 3128

\$260,000

12-Apr-24

2/60 AUBURN ROAD HAWTHORN VIC 3122

\$270,000

06-Feb-24

211/1453-1457 NORTH ROAD CLAYTON VIC 3168

\$275,000

25-Apr-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: 29 July 2024



**306/154 ELGAR ROAD BOX HILL
SOUTH VIC 3128**

Sold Price

\$260,000

Sold Date

12-Apr-24



1



1



-

Distance

1.34km



**2/60 AUBURN ROAD HAWTHORN
VIC 3122**

Sold Price

\$270,000

Sold Date

06-Feb-24



2



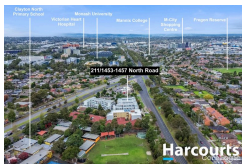
1



1

Distance

6.95km



**211/1453-1457 NORTH ROAD
CLAYTON VIC 3168**

Sold Price

\$275,000

Sold Date

25-Apr-24



2



1



1

Distance

7.09km

RS = Recent sale

UN = Undisclosed Sale

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