

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

10/20-22 HUGHES STREET 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

\$630,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,500

Property type

Unit

Suburb

Burwood

Period-from

01 Jun 2022

to

31 May 2023

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

124/25 TRENT STREET GLEN IRIS VIC 3146	\$635,000	31-Jan-23
12/28-36 JAMES STREET BOX HILL VIC 3128	\$640,000	01-Apr-23
15/5 HAY STREET BOX HILL SOUTH VIC 3128	-	17-May-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: 01 June 2023



**124/25 TRENT STREET GLEN IRIS
VIC 3146**

 2  2  1

Sold Price

\$635,000

Sold Date

31-Jan-23

Distance

2.45km



**12/28-36 JAMES STREET BOX HILL
VIC 3128**

 2  1  1

Sold Price

^{RS} **\$640,000**

Sold Date

01-Apr-23

Distance

3.43km



**15/5 HAY STREET BOX HILL SOUTH
VIC 3128**

 3  2  1

Sold Price

- Sold Date

17-May-22

Distance

3.19km

RS = Recent sale

UN = Undisclosed Sale

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