

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

113A/399 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$831,500

Property type

Unit

Suburb

Burwood

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

213A/399 BURWOOD HIGHWAY BURWOOD VIC 3125	\$470,000	20-Dec-22
105/415 Highbury Road Burwood VIC 3125	\$468,000	18-Oct-22
204A/399 BURWOOD HIGHWAY BURWOOD VIC 3125	\$450,000	19-Dec-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: 30 January 2023

DYNAMIC

RESIDENTIAL

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213A/399 BURWOOD HIGHWAY BURWOOD VIC 3125

 2  2  1

Sold Price ^{RS} **\$470,000** ^{UN} Sold Date **20-Dec-22**

Distance **0km**



105/415 Highbury Road BURWOOD VIC 3125

 2  2  1

Sold Price **\$468,000** Sold Date **18-Oct-22**

Distance **0.66km**



204A/399 BURWOOD HIGHWAY BURWOOD VIC 3125

 2  2  1

Sold Price ^{RS} **\$450,000** ^{UN} Sold Date **19-Dec-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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