

## 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

402/260 BURWOOD HIGHWAY BURWOOD VIC 3125

### Indicative selling price

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

Single Price

or range  
between

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$870,000

Property type

Unit

Suburb

Burwood

Period-from

01 Jan 2023

to

31 Dec 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

G04/9 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$575,000	16-Aug-23
2/76 BURWOOD HIGHWAY BURWOOD EAST VIC 3151	\$552,800	02-Sep-23
6/90 BURWOOD HIGHWAY BURWOOD EAST VIC 3151	\$570,000	23-Nov-23

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: 16 January 2024

# DYNAMIC

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**G04/9 FOUNDATION BOULEVARD** Sold Price **\$575,000** Sold Date **16-Aug-23**  
**BURWOOD EAST VIC 3151**

 2  1  -

Distance **1.5km**



**2/76 BURWOOD HIGHWAY** Sold Price **\$552,800** Sold Date **02-Sep-23**  
**BURWOOD EAST VIC 3151**

 2  1  1

Distance **1.74km**



**6/90 BURWOOD HIGHWAY** Sold Price <sup>RS</sup> **\$570,000** <sup>UN</sup> Sold Date **23-Nov-23**  
**BURWOOD EAST VIC 3151**

 2  1  1

Distance **1.88km**

RS = Recent sale

UN = Undisclosed Sale

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