

## 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

110/379-381 BURWOOD HIGHWAY BURWOOD VIC 3125

### Indicative selling price

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

Single Price

\$320,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,500

Property type

Unit

Suburb

Burwood

Period-from

01 Sep 2022

to

31 Aug 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

10/6 YARRA BING CRESCENT BURWOOD VIC 3125	\$330,000	01-Aug-23
5/2 MIDDLEBOROUGH ROAD BURWOOD EAST VIC 3151	\$312,000	16-Aug-23
102/15 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$408,000	08-Aug-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: 08 September 2023



**10/6 YARRA BING CRESCENT  
BURWOOD VIC 3125**

 1  1  1

Sold Price <sup>RS</sup> **\$330,000** <sup>UN</sup> Sold Date **01-Aug-23**

Distance **0.49km**



**5/2 MIDDLEBOROUGH ROAD  
BURWOOD EAST VIC 3151**

 1  1  1

Sold Price <sup>RS</sup> **\$312,000** Sold Date **16-Aug-23**

Distance **0.64km**



**102/15 FOUNDATION BOULEVARD  
BURWOOD EAST VIC 3151**

 1  1  1

Sold Price <sup>RS</sup> **\$408,000** Sold Date **08-Aug-23**

Distance **0.46km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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