

# 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

103/415 Highbury Road, Burwood Vic 3125

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$440,000

&

\$480,000

### Median sale price

Median price

\$748,750

Property Type

Unit

Suburb

Burwood

Period - From

01/07/2022

to

30/09/2022

Source

REIV

### 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 six 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 |
|---|---------------------------------------|-----------|--------------|
| 1 | 205B/57 Middleborough Rd BURWOOD 3125 | \$475,000 | 21/07/2022   |
| 2 | 105/415 Highbury Rd BURWOOD 3125      | \$468,000 | 21/10/2022   |
| 3 | 13/6 Yarra Bing Cr BURWOOD 3125       | \$452,000 | 03/08/2022   |

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 six months.~~

This Statement of Information was prepared on:

12/12/2022 13:15

103/415 Highbury Road, Burwood Vic 3125

**McGrath**

Daniel Motalli

03 9877 1277

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danielmotalli@mcgrath.com.au

**Indicative Selling Price**

\$440,000 - \$480,000

**Median Unit Price**

September quarter 2022: \$748,750



2 1 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**205B/57 Middleborough Rd BURWOOD 3125 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$475,000

**Method:** Private Sale

**Date:** 21/07/2022

**Property Type:** Apartment



**105/415 Highbury Rd BURWOOD 3125 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$468,000

**Method:** Private Sale

**Date:** 21/10/2022

**Property Type:** Apartment



**13/6 Yarra Bing Cr BURWOOD 3125 (REI/VG)**

**Agent Comments**

2 1 2

**Price:** \$452,000

**Method:** Private Sale

**Date:** 03/08/2022

**Property Type:** Apartment

**Account - McGrath Blackburn** | P: 03 9877 1277 | F: 03 9878 1613



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