

# 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

2/374 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)

Single price

\$835,000

### Median sale price

Median price

\$871,000

Property Type

Unit

Suburb

Burwood

Period - From

01/01/2023

to

31/12/2023

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	1/111 Station St BURWOOD 3125	\$872,500	10/02/2024
2	5/1209 Riversdale Rd BOX HILL SOUTH 3128	\$802,000	26/10/2023
3			

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:

09/04/2024 13:07



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Property Type: Unit

Agent Comments

## Comparable Properties



1/111 Station St BURWOOD 3125 (REI/VG)

Agent Comments

🛏 2 🛏 1 🚗 1

Price: \$872,500

Method: Auction Sale

Date: 10/02/2024

Property Type: Unit

Land Size: 292 sqm approx



5/1209 Riversdale Rd BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

🛏 2 🛏 1 🚗 1

Price: \$802,000

Method: Sold Before Auction

Date: 26/10/2023

Property Type: Unit

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.