### 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 me	eaning of	this price	see consumer.vic.gov.au/underquoting	J
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Single price \$835,000

#### Median sale price

Median price	\$871,000	Pro	operty Type Unit	t	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress 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



# **M**c**Grath**





**Property Type:** Unit Agent Comments

James Lewis 03 9877 1277 0418 343 091 jameslewis@mcgrath.com.au

Indicative Selling Price \$835,000 Median Unit Price Year ending December 2023: \$871,000

## **Comparable Properties**



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



Price: \$872,500 Method: Auction Sale Date: 10/02/2024 Property Type: Unit Land Size: 292 sqm approx Agent Comments



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



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.

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

property



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