

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

105/415 Highbury Road, Burwood Vic 3125

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$440,000

&

\$480,000

Median sale price

Median price \$845,500

Property Type Unit

Suburb Burwood

Period - From 28/07/2021

to

27/07/2022

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			
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:

28/07/2022 11:19

Daniel Motalli

03 9877 1277

0418 804 787

danielmotalli@mcgrath.com.au

Indicative Selling Price

\$440,000 - \$480,000

Median Unit Price

28/07/2021 - 27/07/2022: \$845,500



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



205B/57 Middleborough Rd BURWOOD 3125 (REI)

Agent Comments

 2  2  1

Price: \$475,000

Method: Private Sale

Date: 21/07/2022

Property Type: Apartment

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.