

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

205B/57 Middleborough Road, Burwood Vic 3125

Indicative selling price

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

Range between \$460,000

&

\$500,000

Median sale price

Median price \$966,000

Property Type Unit

Suburb Burwood

Period - From 01/04/2021

to 31/03/2022

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	216A/399 Burwood Hwy BURWOOD 3125	\$498,000	26/10/2021
2	G15/373 Burwood Hwy BURWOOD 3125	\$483,000	25/03/2022
3	310/300 Middleborough Rd BLACKBURN 3130	\$468,000	22/11/2021

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:

10/06/2022 15:56



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$460,000 - \$500,000
Median Unit Price
Year ending March 2022: \$966,000

Comparable Properties



216A/399 Burwood Hwy BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$498,000
Method: Private Sale
Date: 26/10/2021
Property Type: Apartment

G15/373 Burwood Hwy BURWOOD 3125 (VG)

Agent Comments



Price: \$483,000
Method: Sale
Date: 25/03/2022
Property Type: Subdivided Flat - Single OYO Flat



310/300 Middleborough Rd BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$468,000
Method: Private Sale
Date: 22/11/2021
Property Type: Apartment
Land Size: 81 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802