

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

211B/57 MIDDLEBOROUGH ROAD BURWOOD VIC 3125

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$525,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$816,000

Property type

Unit

Suburb

Burwood

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

203/11 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$538,000	14-Nov-24
108/15 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$538,000	08-Jan-25
109/15 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$530,000	21-Jan-25

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 6 months.~~

This Statement of Information was prepared on: 07 March 2025



**203/11 FOUNDATION BOULEVARD
BURWOOD EAST VIC 3151**

Sold Price

\$538,000

Sold Date

14-Nov-24

 2

 1

 1

Distance

0.33km



**108/15 FOUNDATION BOULEVARD
BURWOOD EAST VIC 3151**

Sold Price

Sold Date

08-Jan-25

 2

 1

 1

Distance

0.33km



**109/15 FOUNDATION BOULEVARD
BURWOOD EAST VIC 3151**

Sold Price

^{RS} **\$530,000**

Sold Date

21-Jan-25

 2

 1

 1

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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