

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

5/38 LIVINGSTONE CLOSE 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

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$818,250

Property type

Unit

Suburb

Burwood

Period-from

01 Mar 2022

to

28 Feb 2023

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

3/39 PARK ROAD SURREY HILLS VIC 3127	-	04-Mar-23
1/61 BOISDALE STREET SURREY HILLS VIC 3127	\$770,000	25-Oct-22
111/100 STATION STREET BURWOOD VIC 3125	\$760,000	17-Oct-22

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: 20 March 2023



3/39 PARK ROAD SURREY HILLS VIC 3127

2 1 2

Sold Price

RS - UN

Sold Date **04-Mar-23**

Distance **0.66km**



1/61 BOISDALE STREET SURREY HILLS VIC 3127

2 1 2

Sold Price

\$770,000

Sold Date **25-Oct-22**

Distance **1km**



111/100 STATION STREET BURWOOD VIC 3125

2 1 1

Sold Price

\$760,000

Sold Date **17-Oct-22**

Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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