

## 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

1/10 NEWBIGIN STREET BURWOOD VIC 3125

### Indicative selling price

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

Single Price

or range  
between

\$940,000

&

\$1,030,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$870,000

Property type

Unit

Suburb

Burwood

Period-from

01 Feb 2023

to

31 Jan 2024

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

1/17 SUNHILL AVENUE BURWOOD VIC 3125	\$930,000	02-Dec-23
2/117 STEPHENSONS ROAD MOUNT WAVERLEY VIC 3149	\$1,040,000	18-Nov-23
6B BROCKHOFF DRIVE BURWOOD VIC 3125	\$1,030,500	16-Sep-23

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: 08 February 2024



**1/17 SUNHILL AVENUE BURWOOD  
VIC 3125**

3 2 1

Sold Price

<sup>RS</sup> **\$930,000**

Sold Date

**02-Dec-23**

Distance

**0.55km**



**2/117 STEPHENSONS ROAD  
MOUNT WAVERLEY VIC 3149**

3 2 2

Sold Price

<sup>RS</sup> **\$1,040,000**

Sold Date

**18-Nov-23**

Distance

**1.1km**



**6B BROCKHOFF DRIVE BURWOOD  
VIC 3125**

3 2 2

Sold Price

<sup>RS</sup> **\$1,030,500**

Sold Date

**16-Sep-23**

Distance

**1.83km**

RS = Recent sale

UN = Undisclosed Sale

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