

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

1/14 Highbury Road, Burwood Vic 3125

Indicative selling price

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

Range between

\$840,000

&

\$920,000

Median sale price

Median price

\$856,000

Property Type

Unit

Suburb

Burwood

Period - From

01/04/2023

to

31/03/2024

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	3/20 Aylwin Av BURWOOD 3125	\$942,500	13/12/2023
2	1/1 Scott Gr BURWOOD 3125	\$930,000	25/11/2023
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:

23/04/2024 16:20

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 3  2  2

Rooms: 5
Property Type: Villa Unit
Agent Comments

Indicative Selling Price
\$840,000 - \$920,000
Median Unit Price
Year ending March 2024: \$856,000

Comparable Properties



3/20 Aylwin Av BURWOOD 3125 (REI/VG)

Agent Comments

 3  2  1

Price: \$942,500
Method: Sold Before Auction
Date: 13/12/2023
Property Type: Unit



1/1 Scott Gr BURWOOD 3125 (REI/VG)

Agent Comments

 3  1  2

Price: \$930,000
Method: Auction Sale
Date: 25/11/2023
Property Type: Unit
Land Size: 287 sqm approx

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.

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