

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

1/317 BLACKBURN ROAD BURWOOD EAST VIC 3151

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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Burwood East

Period-from

01 Nov 2022

to

31 Oct 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

1/319-321 BLACKBURN ROAD BURWOOD EAST VIC 3151	\$900,000	09-Sep-23
1/28 HAWTHORN ROAD BURWOOD EAST VIC 3151	\$750,000	24-Mar-23
35 JADE CIRCUIT BURWOOD EAST VIC 3151	\$882,000	28-Aug-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: 21 November 2023

**1/319-321 BLACKBURN ROAD
BURWOOD EAST VIC 3151**

3 2 1

Sold Price **\$900,000** Sold Date **09-Sep-23**Distance **0.07km****1/28 HAWTHORN ROAD
BURWOOD EAST VIC 3151**

3 2 1

Sold Price **\$750,000** Sold Date **24-Mar-23**Distance **0.42km****35 JADE CIRCUIT BURWOOD EAST
VIC 3151**

3 2 1

Sold Price **\$882,000** Sold Date **28-Aug-23**Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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