

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

1/46 GILLARD STREET 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

\$870,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$851,000

Property type

Unit

Suburb

Burwood

Period-from

01 May 2023

to

30 Apr 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

10/85 MIDDLEBOROUGH ROAD BURWOOD VIC 3125	\$888,999	15-May-24
81 STATION STREET BURWOOD VIC 3125	\$926,000	18-May-24
1/14 Highbury Road Burwood VIC 3125	\$985,000	18-May-24

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: 22 May 2024



**10/85 MIDDLEBOROUGH ROAD
BURWOOD VIC 3125**

3 3 1

Sold Price ^{RS} **\$888,999** ^{UN} Sold Date **15-May-24**

Distance **1.78km**



**81 STATION STREET BURWOOD
VIC 3125**

2 1 1

Sold Price ^{RS} **\$926,000** ^{UN} Sold Date **18-May-24**

Distance **0.78km**



**1/14 HIGHBURY ROAD BURWOOD
VIC 3125**

3 2 1

Sold Price ^{RS} **\$985,000** Sold Date **18-May-24**

Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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