

## 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

100 BURWOOD HIGHWAY BURWOOD EAST VIC 3151

### 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

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,244,000

Property type

House

Suburb

Burwood East

Period-from

01 Oct 2022

to

30 Sep 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

14 BONVIEW CRESCENT BURWOOD EAST VIC 3151	\$1,102,000	23-Sep-23
266 BLACKBURN ROAD BLACKBURN SOUTH VIC 3130	\$1,081,100	14-Oct-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: 26 October 2023



**14 BONVIEW CRESCENT  
BURWOOD EAST VIC 3151**

3 2 2

Sold Price <sup>RS</sup> **\$1,102,000** Sold Date **23-Sep-23**

Distance **0.73km**



**266 BLACKBURN ROAD  
BLACKBURN SOUTH VIC 3130**

4 2 2

Sold Price <sup>RS</sup> **\$1,081,100** Sold Date **14-Oct-23**

Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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