

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

102/1 DELANY AVENUE 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

\$110,000

&

\$120,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$851,000

Property type

Unit

Suburb

Burwood

Period-from

01 Jun 2023

to

31 May 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

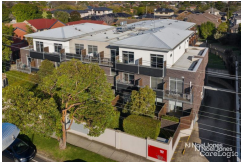
Date of sale

15/388-390 BURWOOD HIGHWAY BURWOOD VIC 3125	\$120,000	08-Feb-24
146/386 BURWOOD HIGHWAY BURWOOD VIC 3125	\$125,000	21-Feb-24
G07/386 BURWOOD HIGHWAY BURWOOD VIC 3125	\$120,000	01-Mar-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: 03 June 2024



**15/388-390 BURWOOD HIGHWAY
BURWOOD VIC 3125**

 1  1  1

Sold Price

\$120,000

Sold Date **08-Feb-24**

Distance **1.05km**



**146/386 BURWOOD HIGHWAY
BURWOOD VIC 3125**

 1  1  1

Sold Price

\$125,000

Sold Date **21-Feb-24**

Distance **1km**



**G07/386 BURWOOD HIGHWAY
BURWOOD VIC 3125**

 1  1  1

Sold Price

\$120,000

Sold Date **01-Mar-24**

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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