

## 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

103/6 YARRA BING CRESCENT BURWOOD VIC 3125

### 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

\$460,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$870,000

Property type

Unit

Suburb

Burwood

Period-from

01 Mar 2023

to

29 Feb 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

G04/373-377 BURWOOD HIGHWAY BURWOOD VIC 3125	\$440,000	19-Oct-23
409/15 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$540,000	12-Feb-24
305/326-328 BURWOOD HIGHWAY BURWOOD VIC 3125	\$425,000	27-Feb-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: 06 March 2024



**G04/373-377 BURWOOD  
HIGHWAY BURWOOD VIC 3125**

 2  1  1

Sold Price **\$440,000** Sold Date **19-Oct-23**

Distance **0.44km**



**409/15 FOUNDATION BOULEVARD  
BURWOOD EAST VIC 3151**

 2  1  1

Sold Price <sup>RS</sup> **\$540,000** Sold Date **12-Feb-24**

Distance **0.94km**



**305/326-328 BURWOOD  
HIGHWAY BURWOOD VIC 3125**

 2  1  1

Sold Price <sup>RS</sup> **\$425,000** Sold Date **27-Feb-24**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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