

# 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 109A/399 Burwood Highway, Burwood Vic 3125

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$450,000 & \$495,000

### Median sale price

Median price \$856,000 Property Type Unit Suburb Burwood

Period - From 01/04/2023 to 31/03/2024 Source REIV

### 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 six 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	211/260 Burwood Hwy BURWOOD 3125	\$490,000	20/05/2024
2	105B/57 Middleborough Rd BURWOOD 3125	\$488,000	24/04/2024
3	G07A/399 Burwood Hwy BURWOOD 3125	\$485,000	19/04/2024

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 six months.~~

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**Indicative Selling Price**

\$450,000 - \$495,000

**Median Unit Price**

Year ending March 2024: \$856,000



2 2 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



211/260 Burwood Hwy BURWOOD 3125 (REI)

Agent Comments

2 2 1

**Price:** \$490,000

**Method:** Private Sale

**Date:** 20/05/2024

**Property Type:** Apartment



105B/57 Middleborough Rd BURWOOD 3125 (REI)

Agent Comments

2 2 1

**Price:** \$488,000

**Method:** Private Sale

**Date:** 24/04/2024

**Property Type:** Apartment



G07A/399 Burwood Hwy BURWOOD 3125 (REI)

Agent Comments

2 2 1

**Price:** \$485,000

**Method:** Private Sale

**Date:** 19/04/2024

**Property Type:** Apartment

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