

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

113/326-328 BURWOOD HIGHWAY 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

\$399,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

Unit

Suburb

Burwood

Period-from

01 Jan 2023

to

31 Dec 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

506/11 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$420,000	15-Dec-23
206/11 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$395,000	27-Sep-23
209/11 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$391,000	02-Sep-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: 29 January 2024



**506/11 FOUNDATION BOULEVARD
BURWOOD EAST VIC 3151**

Sold Price

^{RS}

\$420,000

Sold Date

15-Dec-23

 1  1  1

Distance

1.09km



**206/11 FOUNDATION BOULEVARD
BURWOOD EAST VIC 3151**

Sold Price

\$395,000

Sold Date

27-Sep-23

 1  1  1

Distance

1.07km



**209/11 FOUNDATION BOULEVARD
BURWOOD EAST VIC 3151**

Sold Price

\$391,000

Sold Date

02-Sep-23

 1  1  -

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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