

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

14/113 Burwood Highway, Burwood East Vic 3151

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$490,000 & \$539,000

Median sale price

Median price \$582,500 Property Type Unit Suburb Burwood East

Period - From 07/03/2023 to 06/03/2024 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	409/15 Foundation Blvd BURWOOD EAST 3151	\$540,000	12/02/2024
2	211A/399 Burwood Hwy BURWOOD 3125	\$500,000	20/02/2024
3			

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.

This Statement of Information was prepared on: 07/03/2024 17:26

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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$490,000 - \$539,000
Median Unit Price
07/03/2023 - 06/03/2024: \$582,500

Comparable Properties



**409/15 Foundation Blvd BURWOOD EAST
3151 (REI)**

Agent Comments

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Price: \$540,000
Method: Private Sale
Date: 12/02/2024
Property Type: Apartment



**211A/399 Burwood Hwy BURWOOD 3125
(REI/VG)**

Agent Comments

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Price: \$500,000
Method: Private Sale
Date: 20/02/2024
Property Type: Apartment

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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