

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

189 Highbury Road, Burwood Vic 3125

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,380,000 Property Type House Suburb Burwood

Period - From 01/04/2022 to 31/03/2023 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	241 Highbury Rd BURWOOD 3125	\$1,040,000	01/04/2023
2	1/18 Carmody St BURWOOD 3125	\$993,000	04/03/2023
3	1/13 Milloo Cr MOUNT WAVERLEY 3149	\$920,000	25/03/2023

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:

10/05/2023 09:59



Rooms: 6

Property Type: House

Land Size: 534 sqm approx

Agent Comments

Comparable Properties



241 Highbury Rd BURWOOD 3125 (REI)

Agent Comments



Price: \$1,040,000

Method: Auction Sale

Date: 01/04/2023

Property Type: House (Res)

Land Size: 401 sqm approx



1/18 Carmody St BURWOOD 3125 (REI)

Agent Comments



Price: \$993,000

Method: Auction Sale

Date: 04/03/2023

Property Type: House (Res)



**1/13 Milloo Cr MOUNT WAVERLEY 3149
(REI/VG)**

Agent Comments



Price: \$920,000

Method: Auction Sale

Date: 25/03/2023

Property Type: Unit