

## 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

2/361 BLACKBURN ROAD BURWOOD EAST VIC 3151

### 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

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,290,000

Property type

House

Suburb

Burwood East

Period-from

30 July 2023

to

30 Jan 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

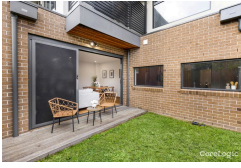
Date of sale

3/116 MAHONEYS ROAD FOREST HILL VIC 3131	\$1,230,000	08-Oct-23
6/8 MCCUBBIN STREET BURWOOD VIC 3125	\$1,300,000	03-Sep-23
2/16 MCCUBBIN STREET BURWOOD VIC 3125	\$1,368,000	05-Aug-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: 30 January 2024



**3/116 MAHONEYS ROAD FOREST HILL VIC 3131**

Sold Price **\$1,230,000** Sold Date **08-Oct-23**

4 3 2

Distance **1.86km**



**6/8 MCCUBBIN STREET BURWOOD VIC 3125**

Sold Price **\$1,300,000** Sold Date **03-Sep-23**

4 3 2

Distance **1.88km**



**2/16 MCCUBBIN STREET BURWOOD VIC 3125**

Sold Price **\$1,368,000** Sold Date **05-Aug-23**

4 3 2

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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