

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

2/495 Highbury Road Burwood East VIC 3151

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

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,500

Property type

Unit

Suburb

Burwood East

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

3/89 MIDDLEBOROUGH ROAD BURWOOD VIC 3125	\$951,000	25-Nov-23
2/36 GREENWOOD STREET BURWOOD VIC 3125	\$927,927	13-Oct-23
26/312-328 BLACKBURN ROAD BURWOOD EAST VIC 3151	\$880,000	24-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: 17 January 2024

**3/89 MIDDLEBOROUGH ROAD
BURWOOD VIC 3125**

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Sold Price

RS

\$951,000Sold Date **25-Nov-23**Distance **1.16km****2/36 GREENWOOD STREET
BURWOOD VIC 3125**

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Sold Price

\$927,927Sold Date **13-Oct-23**Distance **1.3km****26/312-328 BLACKBURN ROAD
BURWOOD EAST VIC 3151**

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Sold Price

\$880,000Sold Date **24-Aug-23**Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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