

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

210B/57 MIDDLEBOROUGH ROAD 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$842,500

Property type

Unit

Suburb

Burwood

Period-from

01 Jun 2023

to

31 May 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

G07A/399 BURWOOD HIGHWAY BURWOOD VIC 3125	\$485,000	08-Apr-24
211A/399 BURWOOD HIGHWAY BURWOOD VIC 3125	\$500,000	29-Jan-24
101A/399 BURWOOD HIGHWAY BURWOOD VIC 3125	\$465,000	17-May-23

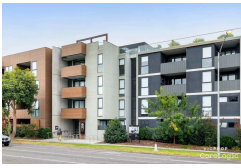
OR

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 June 2024



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**607A/399 BURWOOD HIGHWAY
 BURWOOD VIC 3125**

2 2 1

Sold Price **\$485,000** Sold Date **08-Apr-24**

Distance **0km**

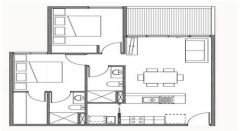


**211A/399 BURWOOD HIGHWAY
 BURWOOD VIC 3125**

2 2 1

Sold Price **\$500,000** Sold Date **29-Jan-24**

Distance **0km**



**101A/399 BURWOOD HIGHWAY
 BURWOOD VIC 3125**

2 2 1

Sold Price **\$465,000** Sold Date **17-May-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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