

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

211/373-377 Burwood Highway, Burwood Vic 3125

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$726,000 Property Type Unit Suburb Burwood

Period - From 18/01/2023 to 17/01/2024 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	506/11 Foundation Blvd BURWOOD EAST 3151	\$420,000	15/12/2023
2	104/90-92 Middleborough Rd BLACKBURN SOUTH 3130	\$375,000	18/12/2023
3	110/379-381 Burwood Hwy BURWOOD 3125	\$315,000	20/10/2023

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:

18/01/2024 09:40



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$330,000 - \$360,000

Median Unit Price

18/01/2023 - 17/01/2024: \$726,000

Comparable Properties



**506/11 Foundation Blvd BURWOOD EAST
3151 (REI)**

Agent Comments

 1  1  1

Price: \$420,000

Method: Private Sale

Date: 15/12/2023

Property Type: Apartment



**104/90-92 Middleborough Rd BLACKBURN
SOUTH 3130 (REI)**

Agent Comments

 1  1  1

Price: \$375,000

Method: Private Sale

Date: 18/12/2023

Property Type: Apartment



**110/379-381 Burwood Hwy BURWOOD 3125
(REI)**

Agent Comments

 1  1  1

Price: \$315,000

Method: Private Sale

Date: 20/10/2023

Property Type: House

Account - Barry Plant | P: 03 9842 8888