

## 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

213/1 DELANY AVENUE BURWOOD VIC 3125

### 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

\$135,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$851,000

Property type

Unit

Suburb

Burwood

Period-from

01 May 2023

to

30 Apr 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

G07/386 BURWOOD HIGHWAY BURWOOD VIC 3125	\$120,000	01-Mar-24
146/386 BURWOOD HIGHWAY BURWOOD VIC 3125	\$125,000	21-Feb-24
15/388-390 BURWOOD HIGHWAY BURWOOD VIC 3125	\$120,000	08-Feb-24

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: 19 May 2024



**607/386 BURWOOD HIGHWAY  
BURWOOD VIC 3125**

1 1 1

Sold Price **\$120,000** Sold Date **01-Mar-24**

Distance **1.01km**



**146/386 BURWOOD HIGHWAY  
BURWOOD VIC 3125**

1 1 1

Sold Price **\$125,000** Sold Date **21-Feb-24**

Distance **1km**



**15/388-390 BURWOOD HIGHWAY  
BURWOOD VIC 3125**

1 1 1

Sold Price **\$120,000** Sold Date **08-Feb-24**

Distance **1.05km**

RS = Recent sale      UN = Undisclosed Sale

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