

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

249 BURWOOD HIGHWAY 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

\$920,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,282,000

Property type

House

Suburb

Burwood East

Period-from

01 Mar 2023

to

29 Feb 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

134 MAHONEY'S ROAD FOREST HILL VIC 3131	\$950,000	09-Sep-23
21 MEDHURST STREET BURWOOD EAST VIC 3151	\$958,000	28-Oct-23
1/4 SPRINGVALE ROAD GLEN WAVERLEY VIC 3150	\$980,000	29-Nov-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.~~

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Michelle Nguyen
P (03) 85661599
M 0416023604
E byd@bydrealestate.com.au



**134 MAHONEYS ROAD FOREST
HILL VIC 3131**

3 1 2

Sold Price **\$950,000** Sold Date **09-Sep-23**

Distance **1.37km**



**21 MEDHURST STREET BURWOOD
EAST VIC 3151**

3 1 2

Sold Price **\$958,000** Sold Date **28-Oct-23**

Distance **1.63km**



**1/4 SPRINGVALE ROAD GLEN
WAVERLEY VIC 3150**

3 2 1

Sold Price **\$980,000** Sold Date **29-Nov-23**

Distance **1.67km**

RS = Recent sale UN = Undisclosed Sale

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