

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

3/14 WRIDGWAY AVENUE 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

\$730,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$851,000

Property type

Unit

Suburb

Burwood

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

2/368 BURWOOD HIGHWAY BURWOOD VIC 3125	\$711,000	13-Sep-23
6/182 BURWOOD HIGHWAY BURWOOD VIC 3125	\$785,000	28-Oct-23
66/100 STATION STREET BURWOOD VIC 3125	\$735,000	28-Sep-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: 08 March 2024



**2/368 BURWOOD HIGHWAY
BURWOOD VIC 3125**

2 2 1

Sold Price **\$711,000** Sold Date **13-Sep-23**

Distance **0.7km**



**6/182 BURWOOD HIGHWAY
BURWOOD VIC 3125**

2 3 1

Sold Price **\$785,000** Sold Date **28-Oct-23**

Distance **1.1km**



**66/100 STATION STREET
BURWOOD VIC 3125**

2 - 1

Sold Price **\$735,000** Sold Date **28-Sep-23**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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