

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

302/213 Burwood Highway, Burwood East, Vic 3151

Indicative selling price

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

range between

\$495,000

&

\$535,000

Median sale price

Median price

\$630,000

Property type

Unit

Suburb

Burwood East

Period - From

01/04/2023

to

31/03/2024

Source



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
211A/399 Burwood Hwy, Burwood, VIC 3125	\$500,000	29/01/2024
116/373-377 Burwood Highway, Burwood, VIC 3125	\$470,000	01/12/2023

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: 02/04/2024