

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 403/362 Burwood Highway, Burwood Vic 3125

Indicative selling price

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

Range between \$630,000 & \$670,000

Median sale price

Median price \$856,000 Property Type Unit Suburb Burwood

Period - From 01/04/2023 to 31/03/2024 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	406/15 Foundation Blvd BURWOOD EAST 3151	\$640,000	27/03/2024
2	206/9 Foundation Blvd BURWOOD EAST 3151	\$610,000	18/02/2024
3	207/13 Foundation Blvd BURWOOD EAST 3151	\$600,000	13/02/2024

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: 09/07/2024 13:18



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$630,000 - \$670,000

Median Unit Price

Year ending March 2024: \$856,000

Comparable Properties

**406/15 Foundation Blvd BURWOOD EAST
3151 (VG)**

Agent Comments



Price: \$640,000

Method: Sale

Date: 27/03/2024

Property Type: Subdivided Flat - Single OYO
Flat

**206/9 Foundation Blvd BURWOOD EAST 3151
(VG)**

Agent Comments



Price: \$610,000

Method: Sale

Date: 18/02/2024

Property Type: Subdivided Flat - Single OYO
Flat

**207/13 Foundation Blvd BURWOOD EAST
3151 (VG)**

Agent Comments



Price: \$600,000

Method: Sale

Date: 13/02/2024

Property Type: Subdivided Flat - Single OYO
Flat