

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

5/411-413 Highbury Road 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

Unit

Suburb

Burwood

Period-from

01 Feb 2023

to

31 Jan 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

1/15 TARELLA DRIVE MOUNT WAVERLEY VIC 3149	\$780,000	10-Dec-22
2/21 CYPRESS AVENUE BURWOOD VIC 3125	\$767,000	17-Dec-22
5/372 BURWOOD HIGHWAY BURWOOD VIC 3125	\$707,000	19-Aug-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: 01 February 2024



**1/15 TARELLA DRIVE MOUNT
WAVERLEY VIC 3149**

3 1 1

Sold Price **\$780,000** Sold Date **10-Dec-22**

Distance **0.2km**



**2/21 CYPRESS AVENUE BURWOOD
VIC 3125**

2 1 1

Sold Price **\$767,000** Sold Date **17-Dec-22**

Distance **0.57km**



**5/372 BURWOOD HIGHWAY
BURWOOD VIC 3125**

3 2 -

Sold Price **\$707,000** Sold Date **19-Aug-23**

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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