

## 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

10/85 MIDDLEBOROUGH ROAD BURWOOD VIC 3125

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$950,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$797,500

Property type

Unit

Suburb

Burwood

Period-from

01 Dec 2022

to

30 Nov 2023

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

Address of comparable property	Price	Date of sale
1/2 WORRALL STREET BURWOOD VIC 3125	\$1,200,000	25-Oct-23
3/89 MIDDLEBOROUGH ROAD BURWOOD VIC 3125	\$951,000	25-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.

This Statement of Information was prepared on: 03 December 2023

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**1/2 WORRALL STREET BURWOOD  
VIC 3125**

 3  2  2

Sold Price

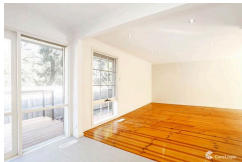
<sup>RS</sup> **\$1,200,000**

Sold Date

**25-Oct-23**

Distance

**0.04km**



**3/89 MIDDLEBOROUGH ROAD  
BURWOOD VIC 3125**

 3  1  2

Sold Price

<sup>RS</sup> **\$951,000**

Sold Date

**25-Nov-23**

Distance

**0.05km**

RS = Recent sale

UN = Undisclosed Sale

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