

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

9/368 BURWOOD HIGHWAY 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,500

Property type

Unit

Suburb

Burwood

Period-from

01 Aug 2022

to

31 Jul 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

5/17-19 RENOWN STREET BURWOOD VIC 3125	\$837,000	08-Jul-23
1/228 BURWOOD HIGHWAY BURWOOD VIC 3125	\$825,000	29-Jul-23
6/2D IRELAND STREET BURWOOD VIC 3125	\$850,000	15-Apr-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 August 2023



**5/17-19 RENOWN STREET
BURWOOD VIC 3125**

 2  1  2

Sold Price

^{RS}

\$837,000

Sold Date

08-Jul-23

Distance

0.49km



**1/228 BURWOOD HIGHWAY
BURWOOD VIC 3125**

 3  2  1

Sold Price

^{RS}

\$825,000

Sold Date

29-Jul-23

Distance

1.24km



**6/2D IRELAND STREET BURWOOD
VIC 3125**

 3  2  1

Sold Price

\$850,000

Sold Date

15-Apr-23

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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