

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 108A/399 Burwood Highway, Burwood Vic 3125

Indicative selling price

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

Range between \$485,000 & \$533,000

Median sale price

Median price \$842,000 Property Type Unit Suburb Burwood

Period - From 01/07/2021 to 30/09/2021 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	201/139 Burwood Hwy, Burwood, Vic 3125, Australia	\$520,000	04/08/2021
2	10/139 Burwood Hwy BURWOOD 3125	\$582,000	19/01/2021
3	4/355 Burwood Hwy BURWOOD 3125	\$560,000	16/03/2021

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: 17/10/2021 17:19



Property Type:
Agent Comments

Indicative Selling Price
\$485,000 - \$533,000
Median Unit Price
September quarter 2021: \$842,000

Comparable Properties

201/139 Burwood Hwy, Burwood, Vic 3125, Australia (REI) Agent Comments



Price: \$520,000
Method:
Date: 04/08/2021
Property Type: Apartment

10/139 Burwood Hwy BURWOOD 3125 (VG) Agent Comments



Price: \$582,000
Method: Sale
Date: 19/01/2021
Property Type: Flat/Unit/Apartment (Res)



4/355 Burwood Hwy BURWOOD 3125 (REI/VG) Agent Comments



Price: \$560,000
Method: Private Sale
Date: 16/03/2021
Property Type: Apartment

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