

## 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	391-399 Burwood Highway, Burwood Vic 3125
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$390,000	&	\$420,000
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#### Median sale price

Median price	\$846,500	House		Unit	X	Suburb	Burwood
Period - From	01/10/2017	to	31/12/2017	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	210/163-165 Middleborough Rd BOX HILL SOUTH 3128	\$390,000	29/01/2018
2	105/90-92 Middleborough Rd BLACKBURN SOUTH 3130	\$410,000	20/10/2017
3	102/163-165 Middleborough Rd BOX HILL SOUTH 3128	\$420,000	05/09/2017

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.

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**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$390,000 - \$420,000  
**Median Unit Price**  
December quarter 2017: \$846,500

## Comparable Properties



**210/163-165 Middleborough Rd BOX HILL SOUTH 3128 (REI)**

**Agent Comments**

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**Price:** \$390,000  
**Method:** Private Sale  
**Date:** 29/01/2018  
**Rooms:** -  
**Property Type:** Apartment

**105/90-92 Middleborough Rd BLACKBURN SOUTH 3130 (REI)**

**Agent Comments**

1   1   1

**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 20/10/2017  
**Rooms:** -  
**Property Type:** Apartment



**102/163-165 Middleborough Rd BOX HILL SOUTH 3128 (REI)**

**Agent Comments**

2   1   1

**Price:** \$420,000  
**Method:** Auction Sale  
**Date:** 05/09/2017  
**Rooms:** -  
**Property Type:** Apartment