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	1/203 Highbury Road, Burwood Vic 3125

Indicative selling price

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

Single price $815,000

Median sale price

Median price $950,000 Property Type Unit Suburb Burwood

Period - From 01/01/2021 to 31/12/2021 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	1/2d Ireland St BURWOOD 3125	$950,000	21/10/2021
2	3/1 Bowman St MOUNT WAVERLEY 3149	$888,000	29/01/2022
3	1/5 Bennett St BURWOOD 3125	$838,000	12/03/2022

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: 04/04/2022 09:55

1/203 Highbury Road, Burwood Vic 3125



4 2 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$815,000
Median Unit Price
Year ending December 2021: $950,000

Comparable Properties



1/2d Ireland St BURWOOD 3125 (VG)

3 - -

Price: $950,000
Method: Sale
Date: 21/10/2021
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



3/1 Bowman St MOUNT WAVERLEY 3149 (REI)

3 1 1

Price: $888,000
Method: Auction Sale
Date: 29/01/2022
Property Type: Unit
Land Size: 228 sqm approx

Agent Comments



1/5 Bennett St BURWOOD 3125 (REI)

3 1 1

Price: $838,000
Method: Auction Sale
Date: 12/03/2022
Property Type: Unit
Land Size: 285 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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