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	2 College Way, Burwood Vic 3125

Indicative selling price

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

Range between $750,000 & $820,000

Median sale price

Median price $872,500 Property Type Unit Suburb Burwood

Period - From 01/07/2023 to 30/06/2024 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	1/317 Blackburn Rd BURWOOD EAST 3151	$805,000	19/04/2024
2	5/380 Burwood Hwy BURWOOD 3125	$787,500	10/04/2024
3	1/21 Canterbury Rd BLACKBURN 3130	$788,000	12/03/2024

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: 02/09/2024 10:27

2 College Way, Burwood Vic 3125

Greg Bowring
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2 1 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$750,000 - $820,000
Median Unit Price
Year ending June 2024: $872,500

Comparable Properties



1/317 Blackburn Rd BURWOOD EAST 3151 (REI)

3 2 1

Price: $805,000
Method: Private Sale
Date: 19/04/2024
Property Type: Unit

Agent Comments



5/380 Burwood Hwy BURWOOD 3125 (REI/VG)

2 1 1

Price: $787,500
Method: Sold Before Auction
Date: 10/04/2024
Property Type: Townhouse (Res)

Agent Comments



1/21 Canterbury Rd BLACKBURN 3130 (REI/VG)

2 1 1

Price: $788,000
Method: Private Sale
Date: 12/03/2024
Property Type: Townhouse (Single)

Agent Comments

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