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<br>Including suburb and postcode | 32 MIDDLEBOROUGH ROAD BURWOOD EAST VIC 3151 |

## 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 | $1,000,000 | & | $1,100,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,299,000 | Property type | House | Suburb | Burwood East |
| Period-from | 01 Sep 2023 | to | 31 Aug 2024 | 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 |
|---|---|---|
| 34 MIDDLEBOROUGH ROAD BURWOOD EAST VIC 3151 | $1,081,000 | 17-Aug-24 |
| 5 JONATHAN AVENUE BURWOOD EAST VIC 3151 | $1,091,000 | 03-Jul-24 |
| 24 JONATHAN AVENUE BURWOOD EAST VIC 3151 | $1,000,000 | 28-Aug-24 |

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: 19 September 2024

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**34 MIDDLEBOROUGH ROAD BURWOOD EAST VIC 3151**

3 1 2

Sold Price RS $1,081,000 Sold Date 17-Aug-24

Distance 0.02km




**5 JONATHAN AVENUE BURWOOD EAST VIC 3151**

3 1 2

Sold Price $1,091,000 Sold Date 03-Jul-24

Distance 1.63km



**24 JONATHAN AVENUE BURWOOD EAST VIC 3151**

3 1 1

Sold Price RS $1,000,000 UN Sold Date 28-Aug-24

Distance 1.73km

**RS** = Recent sale **UN** = Undisclosed Sale

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