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	211B/57 MIDDLEBOROUGH ROAD BURWOOD VIC 3125

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$525,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$816,000	Property type	Unit	Suburb	Burwood
Period-from	01 Mar 2024	to	28 Feb 2025	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
203/11 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	$538,000	14-Nov-24
108/15 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	$538,000	08-Jan-25
109/15 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	$530,000	21-Jan-25

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: 07 March 2025

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203/11 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151

2 1 1

Sold Price **$538,000** Sold Date **14-Nov-24**

Distance **0.33km**



108/15 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151

2 1 1

Sold Price Sold Date **08-Jan-25**

Distance **0.33km**



109/15 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151

2 1 1

Sold Price RS **$530,000** Sold Date **21-Jan-25**

Distance **0.33km**

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

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