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	2/8 HASTINGS STREET 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~~		or range between	$685,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$860,000	Property type	Unit	Suburb	Burwood
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
9/2-12 TEMPLE STREET ASHWOOD VIC 3147	$680,000	05-Jun-24
1/18 LA FRANK STREET BURWOOD VIC 3125	$721,000	10-Aug-24
1/7 LA FRANK STREET BURWOOD VIC 3125	$695,000	03-Jul-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: 11 September 2024

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9/2-12 TEMPLE STREET ASHWOOD VIC 3147
2 1 1

Sold Price RS $680,000 Sold Date 05-Jun-24
Distance 1.99km



1/18 LA FRANK STREET BURWOOD VIC 3125
2 1 1

Sold Price RS $721,000 Sold Date 10-Aug-24
Distance 2.73km



1/7 LA FRANK STREET BURWOOD VIC 3125
2 1 1

Sold Price $695,000 Sold Date 03-Jul-24
Distance 2.79km

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

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