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	34 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	$980,000	&	$1,070,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,299,500	Property type	House	Suburb	Burwood East
Period-from	01 Jul 2023	to	30 Jun 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
385 BLACKBURN ROAD BURWOOD EAST VIC 3151	$1,005,000	20-Jul-24
54 BURWOOD HIGHWAY BURWOOD EAST VIC 3151	$1,100,000	03-Jun-24
160 ELEY ROAD BURWOOD EAST VIC 3151	$985,000	16-Mar-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: 22 July 2024

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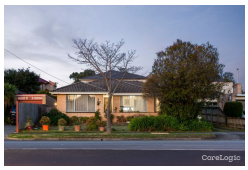

385 BLACKBURN ROAD BURWOOD EAST VIC 3151

3 1 1

Sold Price RS $1,005,000 Sold Date 20-Jul-24

Distance 1.72km



54 BURWOOD HIGHWAY BURWOOD EAST VIC 3151

3 1 -

Sold Price RS $1,100,000 Sold Date 03-Jun-24

Distance 0.31km



160 ELEY ROAD BURWOOD EAST VIC 3151

3 2 2

Sold Price $985,000 Sold Date 16-Mar-24

Distance 1.8km

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

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