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	202/8 YARRA BING CRESCENT 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	$510,000	&	$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$837,000	Property type	Unit	Suburb	Burwood
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
402/260 BURWOOD HIGHWAY BURWOOD VIC 3125	$560,000	05-Feb-24
109/260 BURWOOD HIGHWAY BURWOOD VIC 3125	$545,000	09-Mar-24
104/260 BURWOOD HIGHWAY BURWOOD VIC 3125	$518,000	27-Jun-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: 12 July 2024

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402/260 BURWOOD HIGHWAY BURWOOD VIC 3125

2 2 1

Sold Price **$560,000** Sold Date **05-Feb-24**

Distance **0.65km**



109/260 BURWOOD HIGHWAY BURWOOD VIC 3125

2 2 1

Sold Price **$545,000** Sold Date **09-Mar-24**

Distance **0.65km**



104/260 BURWOOD HIGHWAY BURWOOD VIC 3125

2 2 1

Sold Price RS **$518,000** Sold Date **27-Jun-24**

Distance **0.65km**

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

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