

## 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

4/82 Burwood Highway Burwood East VIC 3151

### Indicative selling price

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

Single Price

or range  
between

\$390,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Burwood East

Period-from

01 Jun 2020

to

31 May 2021

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

101/112-124 Middleborough Road Blackburn South VIC 3130	\$400,000	11-Mar-21
106/112-124 Middleborough Road Blackburn South VIC 3130	\$420,000	24-Feb-21
107/112-124 Middleborough Road Blackburn South VIC 3130	\$390,000	07-Apr-21

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 June 2021



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**101/112-124 Middleborough Road  
Blackburn South VIC 3130**

- - -

Sold Price

**\$400,000**

Sold Date

**11-Mar-21**

Distance

**0.83km**



**106/112-124 Middleborough Road  
Blackburn South VIC 3130**

2 1 -

Sold Price

**\$420,000**

Sold Date

**24-Feb-21**

Distance

**0.83km**



**107/112-124 Middleborough Road  
Blackburn South VIC 3130**

2 - -

Sold Price

**\$390,000**

Sold Date

**07-Apr-21**

Distance

**0.83km**

RS = Recent sale

UN = Undisclosed Sale

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