

Statement of Information

SingleresidentialpropertylocatedintheMelbourne metropolitanarea

Section47AoftheEstateAgentsAct1980

Property offered for sale

Address
Including suburb and
postcode

G09C/78 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 &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

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
201B/57 Middleborough Road Burwood VIC 3125	\$364,650	29-11-2019
218A/399 Burwood Highway Burwood VIC 3125	\$442,500	23-10-2019
303/1 Charlnet Drive Vermont South VIC 3133	\$418,500	05-04-2019

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: 06 August 2020