

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 206/213 Burwood Highway, Burwood East Vic 3151

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$490,000 & \$535,000

Median sale price

Median price \$606,500 Property Type Unit Suburb Burwood East

Period - From 01/10/2020 to 31/12/2020 Source REIV

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 six 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
1	203/1-5 Neil Ct BLACKBURN SOUTH 3130	\$559,000	18/11/2020
2	20/113 Burwood Hwy BURWOOD EAST 3151	\$455,000	10/11/2020
3	7/115 Burwood Hwy BURWOOD EAST 3151	\$452,000	02/10/2020

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 six months.~~

This Statement of Information was prepared on: 09/02/2021 09:59

206/213 Burwood Highway, Burwood East Vic 3151

**Jellis
Craig**

Costa Calaitzis

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Indicative Selling Price

\$490,000 - \$535,000

Median Unit Price

December quarter 2020: \$606,500



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties

203/1-5 Neil Ct BLACKBURN SOUTH 3130 (VG) Agent Comments

 2  -  -

Price: \$559,000

Method: Sale

Date: 18/11/2020

Property Type: Subdivided Flat - Single OYO Flat



20/113 Burwood Hwy BURWOOD EAST 3151 Agent Comments (REI)

 2  1  1

Price: \$455,000

Method: Private Sale

Date: 10/11/2020

Rooms: 4

Property Type: Unit

7/115 Burwood Hwy BURWOOD EAST 3151 Agent Comments (VG)

 2  -  -

Price: \$452,000

Method: Sale

Date: 02/10/2020

Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.