

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

3/9 Edwards Street, Burwood, VIC 3125

Indicative selling price

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

Single price

or range between

\$820,000

&

\$870,000

Median sale price

Median price

\$ 847,750

Property type

Unit

Suburb

BURWOOD

Period - From

24/05/2021

to

24/05/2022

Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	2/16 Wallace Road Burwood Vic 3125	\$980,000	2022-04-02
2	2/11 Kingfield Court Camberwell Vic 3124	\$841,000	2022-02-14
3	7/27-29 Thomas Street Camberwell Vic 3124	\$865,000	2022-03-15

This Statement of Information was prepared on:

24/05/2022