Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,055,000

Property offered for sale

Address Including suburb and postcode	

Indicative selling price

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

Single price \$1,090,000

4/46-48 Morton Rd BURWOOD 3125

Median sale price

Median price	\$1,050,100	Pro	perty Type	House		Suburb	Burwood
Period - From	01/07/2020	to	30/09/2020		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 1/31 Silver Ash Av ASHWOOD 3147 \$1,100,000 15/07/2020 2 3/2-4 Kiewa St ASHWOOD 3147 \$1,080,000 06/11/2020

OR

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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:	06/12/2020 22:29



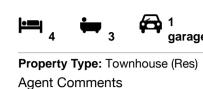
02/07/2020

RT Edgar

Rachael Fabbro 03 8888 2000 0412 547 690 rfabbro@rtedgar.com.au

Indicative Selling Price \$1,090,000 Median House Price

September quarter 2020: \$1,050,100





Comparable Properties

1/31 Silver Ash Av ASHWOOD 3147 (VG)

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Price: \$1,100,000 Method: Sale Date: 15/07/2020

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



3/2-4 Kiewa St ASHWOOD 3147 (REI)

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Price: \$1,080,000 **Method:** Private Sale **Date:** 06/11/2020

Property Type: Townhouse (Single)

Agent Comments

4/46-48 Morton Rd BURWOOD 3125 (VG)

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Agent Comments
4 bed, 3 bath, 1 garage

Price: \$1,055,000 Method: Sale Date: 02/07/2020

Property Type: Flat/Unit/Apartment (Res)

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



