

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

1/46 Morton Road, Burwood Vic 3125

Indicative selling price

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

Single price

\$1,090,000

Median sale price

Median price

\$1,050,100

Property 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
3	4/46-48 Morton Rd BURWOOD 3125	\$1,055,000	02/07/2020

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:

06/12/2020 22:29

1/46 Morton Road, Burwood Vic 3125

RT Edgar

Rachael Fabbro

03 8888 2000

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rfabbro@rtedgar.com.au

Indicative Selling Price

\$1,090,000

Median House Price

September quarter 2020: \$1,050,100



 4  3  1 garage

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties

1/31 Silver Ash Av ASHWOOD 3147 (VG)

Agent Comments

 4  -  -

Price: \$1,100,000

Method: Sale

Date: 15/07/2020

Property Type: Flat/Unit/Apartment (Res)



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

Agent Comments

 4  4  2

Price: \$1,080,000

Method: Private Sale

Date: 06/11/2020

Property Type: Townhouse (Single)

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

Agent Comments

 3  -  -

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



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.