Statement of Information

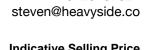
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Proper	rty offere	ed for s	sale									
Address Including suburb and postcode			232 Bu	rwoo	d Highway,	Burwo	od Vic 3 ⁻	125				
Indicat	tive selli	ng pric	e									
For the	meaning	of this p	orice see	cons	sumer.vic.g	ov.au/ι	underquo	oting				
Range between \$1,20			0,000		&		\$1,300,000					
Media	n sale pr	rice										
Median price		\$1,390,	000	Pro	operty Type	Hous	е		Suburb	Burwood		
Period - From 01/01		01/01/2	024	to	31/12/202	4	So	ource	REIV			
Compa	arable pı	operty	sales	(*De	lete A or E	3 belo	w as ap	plica	ble)			
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												
2												
3												
OR												
B*										ewer than thr the last six m	ee comparable onths.	
This Statement of Information was prepared on:								on:	19/02/2025 12:34			



Steven Zervas 0423767621 steven@heavyside.co







Property Type: House (Previously Occupied - Detached) **Land Size:** 652 sqm approx

Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price Year ending December 2024: \$1,390,000

Comparable Properties

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.

Account - Heavyside



