

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

18 Muyan Circuit, Burwood Vic 3125

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,271,000

Property Type House

Suburb Burwood

Period - From 01/10/2022

to

31/12/2022

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	2/1178 Riversdale Rd BOX HILL SOUTH 3128	\$1,180,000	11/01/2023
2	20 Northcote Cirt BURWOOD EAST 3151	\$1,085,000	12/11/2022
3	20 Burn Nar Look Dr BURWOOD 3125	\$1,055,000	17/12/2022

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:

23/02/2023 13:26



Property Type:

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

December quarter 2022: \$1,271,000

Comparable Properties



2/1178 Riversdale Rd BOX HILL SOUTH 3128 (VG)

Agent Comments



Price: \$1,180,000

Method: Sale

Date: 11/01/2023

Property Type: Strata Unit/Villa Unit/Townhouse
- Single OYO Unit

20 Northcote Cirt BURWOOD EAST 3151 (REI/VG)

Agent Comments



Price: \$1,085,000

Method: Auction Sale

Date: 12/11/2022

Property Type: Townhouse (Res)



20 Burn Nar Look Dr BURWOOD 3125 (REI)

Agent Comments



Price: \$1,055,000

Method: Auction Sale

Date: 17/12/2022

Property Type: House (Res)

Account - VICPROP