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	49a Daniel Street, Burwood Vic 3125

Indicative selling price

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

Range between	$1,200,000	&	$1,320,000

Median sale price

Median price	$1,320,000	House	X	~~Unit~~		Suburb	Burwood

Period - From	01/04/2018	to	30/06/2018	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	29 Murray Dr BURWOOD 3125	$1,217,000	17/03/2018
2	2/2 Lynden Gr MOUNT WAVERLEY 3149	$1,300,000	06/04/2018
3	3/23 Farleigh Av BURWOOD 3125	$1,325,000	09/03/2018

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.~~

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
$1,200,000 - $1,320,000
Median House Price
June quarter 2018: $1,320,000

Comparable Properties

29 Murray Dr BURWOOD 3125 (REI/VG)

🛏 3   🛁 2   🚗 1

Agent Comments

Price: $1,217,000
Method: Auction Sale
Date: 17/03/2018
Rooms: -
Property Type: House (Res)

2/2 Lynden Gr MOUNT WAVERLEY 3149 (REI/VG)

🛏 4   🛁 3   🚗 2

Agent Comments

Price: $1,300,000
Method: Private Sale
Date: 06/04/2018
Rooms: -
Property Type: Townhouse (Res)

3/23 Farleigh Av BURWOOD 3125 (REI/VG)

🛏 4   🛁 3   🚗 2

Agent Comments

Price: $1,325,000
Method: Sold Before Auction
Date: 09/03/2018
Rooms: 5
Property Type: Townhouse (Res)