

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

73 Muyan Circuit, Burwood Vic 3125

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$753,000

Property Type Unit

Suburb Burwood

Period - From 01/10/2018

to

30/09/2019

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	4 Burn Nar Look Dr BURWOOD 3125	\$883,000	02/11/2019
2	15 Ardenne Cl BURWOOD 3125	\$872,500	11/10/2019
3	2 College Way BURWOOD 3125	\$808,000	09/11/2019

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:

13/01/2020 16:54



3 2 1

Property Type: House

Agent Comments

Comparable Properties



4 Burn Nar Look Dr BURWOOD 3125 (REI/VG) Agent Comments

3 2 1

Price: \$883,000

Method: Sold Before Auction

Date: 02/11/2019

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 201 sqm approx



15 Ardenne CI BURWOOD 3125 (REI/VG) Agent Comments

3 2 2

Price: \$872,500

Method: Private Sale

Date: 11/10/2019

Property Type: Townhouse (Single)

Land Size: 218 sqm approx



2 College Way BURWOOD 3125 (VG) Agent Comments

2 - -

Price: \$808,000

Method: Sale

Date: 09/11/2019

Property Type: House (Res)

Land Size: 180 sqm approx