

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 110/2 Yarra Bing Crescent, Burwood, VIC 3125

Indicative selling price

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

Single price or range between \$450,000 & \$495,000

Median sale price

Median price \$872,500 Property type Unit Suburb Burwood
Period - From 13/04/2024 to 10/10/2024 Source pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	109A/ 399 Burwood Hwy, Burwood Vic	\$495,000	22/07/2024
2	208/ 326-328 Burwood Hwy, Burwood Vic	\$468,000	24/04/2024
3	G07/ 373-377 Burwood Hwy, Burwood Vic	\$455,000	05/08/2024

This Statement of Information was prepared on: 10/10/2024

