Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode	

Indicative selling price

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

190	Range between	\$870,000	&	\$950,000
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Median sale price

Median price	\$1,050,000	Pro	perty Type	Townho	ouse	Suburb	Burwood
Period - From	10/06/2023	to	09/06/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Address of comparable property		1 1100	Date of Sale
1	3/14 Stephens St BURWOOD 3125	\$950,000	31/01/2024
2	9 Ewart La BURWOOD 3125	\$890,000	27/02/2024
3			

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:	10/06/2024 10:42



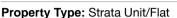
Date of sale











Agent Comments

Indicative Selling Price \$870,000 - \$950,000 Median Townhouse Price 10/06/2023 - 09/06/2024: \$1,050,000

Comparable Properties



3/14 Stephens St BURWOOD 3125 (REI/VG)

-





a 1

Price: \$950,000

Method: Sold Before Auction

Date: 31/01/2024

Property Type: Townhouse (Res)

Agent Comments



9 Ewart La BURWOOD 3125 (REI)







Agent Comments

Price: \$890,000 Method: Private Sale Date: 27/02/2024

Property Type: Townhouse (Single) **Land Size:** 261 sqm approx

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 - VICPROP



