

## 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

2/132 Station Street Burwood VIC 3125

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$935,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$732,500

Property type

Unit

Suburb

Burwood

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

### 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 6 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

2/6 Eley Road Burwood VIC 3125	\$953,000	29-Aug-19
8 Centre Court Burwood VIC 3125	\$950,000	10-Oct-19
56 Eley Road Burwood VIC 3125	\$976,000	26-Oct-19

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 6 months.~~

This Statement of Information was prepared on: 14 December 2019



**2/6 Eley Road Burwood VIC 3125**

Sold Price

**\$953,000**

Sold Date

**29-Aug-19**

 4  2  2

Distance

**0.14km**



**8 Centre Court Burwood VIC 3125**

Sold Price

**\$950,000**

Sold Date

**10-Oct-19**

 3  1  2

Distance

**0.45km**



**56 Eley Road Burwood VIC 3125**

Sold Price

**\$976,000**

Sold Date

**26-Oct-19**

 3  2  1

Distance

**0.55km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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