

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

112/6 Yarra Bing Crescent Burwood VIC 3125

Indicative selling price

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

Single Price

or range
between

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$901,000

Property type

Unit

Suburb

Burwood

Period-from

01 Oct 2020

to

30 Sep 2021

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

610/505-507 St Kilda Road Melbourne VIC 3004	\$530,000	13-May-21
1208/470 St Kilda Road Melbourne VIC 3004	\$450,000	22-May-21
110/632 St Kilda Road Melbourne VIC 3004	\$650,000	17-Apr-21

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: 21 October 2021

Lynn Li

M 0491234568

E lynn.li@eighthquarter.com.au



**610/505-507 St Kilda Road
Melbourne VIC 3004**

2 1 1

Sold Price

\$530,000

Sold Date

13-May-21

Distance

0.42km

**1208/470 St Kilda Road Melbourne
VIC 3004**

2 1 1

Sold Price

^{RS} **\$450,000**

Sold Date

22-May-21

Distance

0.76km

**110/632 St Kilda Road Melbourne
VIC 3004**

2 1 1

Sold Price

\$650,000

Sold Date

17-Apr-21

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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