

# 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 60 Eley Road, Burwood, VIC 3125

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$  Property type Other Suburb BURWOOD  
Period - From 31/07/2022 to 30/07/2023 Source core\_logic

### Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 7 Winton Street Burwood Vic 3125	\$1,180,000	2023-07-11
2 2 Christina Street Burwood Vic 3125	\$1,280,000	2023-03-11
3 13 Mccomas Grove Burwood Vic 3125	\$1,299,000	2023-06-27

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section

This Statement of Information was prepared on: 31/07/2023

