

# 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

2A Pheasant 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)

Single price

or range between

\$950,000

&

\$1,045,000

### Median sale price

Median price

\$ 875,000

Property type

Unit

Suburb

BURWOOD

Period - From

23/07/2021

to

19/01/2022

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	4/27 Greenwood St BURWOOD 3125 VIC	1,060,000	20/12/2021
2	22 Burn Nar Look Dr BURWOOD 3125 VIC	1,050,000	27/11/2021
3	3/15 Mccubbin St BURWOOD 3125 VIC	\$935,000 *	01/10/2021

This Statement of Information was prepared on:

19/01/2022