

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

2/18 La Frank Street, Burwood Vic 3125

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$768,000

Property Type Unit

Suburb Burwood

Period - From 28/01/2020

to

27/01/2021

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 six 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
1	1/13 Farleigh Av BURWOOD 3125	\$790,000	03/12/2020
2	1/49 Elgar Rd BURWOOD 3125	\$771,000	17/12/2020
3	1/53 McIntyre St BURWOOD 3125	\$756,000	19/12/2020

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:

28/01/2021 12:12

2/18 La Frank Street, Burwood Vic 3125



Jeff Anderson
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Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

28/01/2020 - 27/01/2021: \$768,000



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/13 Farleigh Av BURWOOD 3125 (REI)

Agent Comments

2 1 1

Price: \$790,000

Method: Sold Before Auction

Date: 03/12/2020

Property Type: Unit

Land Size: 336 sqm approx



1/49 Elgar Rd BURWOOD 3125 (REI)

Agent Comments

2 1 1

Price: \$771,000

Method: Sold Before Auction

Date: 17/12/2020

Property Type: Unit

Land Size: 305 sqm approx



1/53 McIntyre St BURWOOD 3125 (REI)

Agent Comments

2 1 2

Price: \$756,000

Method: Auction Sale

Date: 19/12/2020

Property Type: Unit

Land Size: 290 sqm approx

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.