Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/18 La Frank Street, Burwood Vic 3125

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$600,000		&		\$650,000			
Median sale p	rice							
Median price	\$768,000	Pro	operty Type	Unit			Suburb	Burwood
Period - From	28/01/2020	to	27/01/2021		So	urce	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.

Add	dress 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





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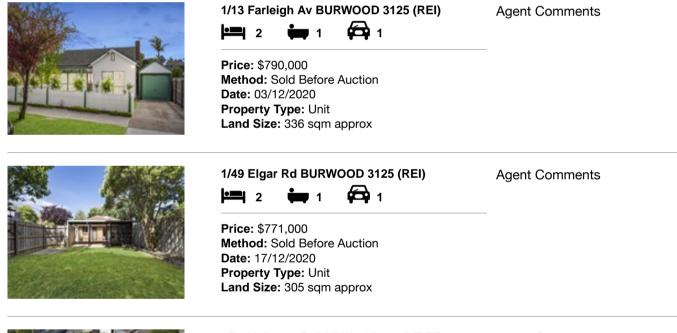


Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$600,000 - \$650,000 Median Unit Price 28/01/2020 - 27/01/2021: \$768,000

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Comparable Properties





1/53 Mcintyre St BURWOOD 3125 (REI)



2

Agent Comments

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.