

# 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

16 Emmy Court, Burwood Vic 3125

### Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

### Median sale price

Median price \$1,465,000 Property Type House Suburb Burwood

Period - From 01/07/2021 to 30/09/2021 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	44 Glengarry Av BURWOOD 3125	\$1,555,000	16/10/2021
2	11 Alder St BURWOOD 3125	\$1,527,000	09/10/2021
3			

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:

06/12/2021 15:24



 4  2  2

**Property Type:** House  
**Land Size:** 426 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000 - \$1,650,000  
**Median House Price**  
September quarter 2021: \$1,465,000

## Comparable Properties



**44 Glengarry Av BURWOOD 3125 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,555,000  
**Method:** Auction Sale  
**Date:** 16/10/2021  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx



**11 Alder St BURWOOD 3125 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,527,000  
**Method:** Auction Sale  
**Date:** 09/10/2021  
**Property Type:** House (Res)  
**Land Size:** 233 sqm approx

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.

**Account** - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088