

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 | 2/53 Cumming Street, Burwood Vic 3125 |
|---|---------------------------------------|

Indicative selling price

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

Single price \$630,000

Median sale price

| | | | | | | | |
|---------------|------------|-------|------------|--------|------|--------|---------|
| Median price | \$800,000 | House | | Unit | X | Suburb | Burwood |
| Period - From | 01/04/2018 | to | 31/03/2019 | 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 | 3 Somers St BURWOOD 3125 | \$686,000 | 23/03/2019 |
| 2 | 1/33 Cumming St BURWOOD 3125 | \$655,000 | 16/02/2019 |
| 3 | 3/3 Scott Gr BURWOOD 3125 | \$645,000 | 06/04/2019 |

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.



 2  1  1

Rooms:
Property Type: Unit
Land Size: 234 sqm approx
Agent Comments

Indicative Selling Price
\$630,000
Median Unit Price
Year ending March 2019: \$800,000

Comparable Properties



3 Somers St BURWOOD 3125 (REI)

Agent Comments

 2  1  2

Price: \$686,000
Method: Auction Sale
Date: 23/03/2019
Rooms: -
Property Type: House (Res)

1/33 Cumming St BURWOOD 3125 (REI/VG)

Agent Comments

 2  1  1

Price: \$655,000
Method: Auction Sale
Date: 16/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 328 sqm approx



3/3 Scott Gr BURWOOD 3125 (REI)

Agent Comments

 2  1  1

Price: \$645,000
Method: Auction Sale
Date: 06/04/2019
Rooms: 4
Property Type: Unit