

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

1/19 Uganda Street, Burwood Vic 3125

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$868,000

House

Unit

X

Suburb Burwood

Period - From 01/04/2017

to

30/06/2017

Source REIV

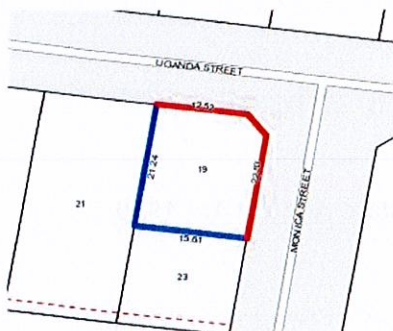
Comparable property sales (*Delete A or B below as applicable)

- 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	2/23 Barlyn Rd MOUNT WAVERLEY 3149	\$1,060,000	22/04/2017
2	1/24 Daniel St BURWOOD 3125	\$1,050,000	06/05/2017
3	2/61 Barlyn Rd MOUNT WAVERLEY 3149	\$1,050,000	17/04/2017

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.



 3  2  2

Rooms: 6
Property Type: Townhouse
Land Size: 300 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
June quarter 2017: \$868,000

Comparable Properties



2/23 Barlyn Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,060,000
Method: Auction Sale
Date: 22/04/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 191 sqm approx



1/24 Daniel St BURWOOD 3125 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,050,000
Method: Private Sale
Date: 06/05/2017
Rooms: 6
Property Type: Townhouse (Single)
Land Size: 267 sqm approx



2/61 Barlyn Rd MOUNT WAVERLEY 3149 (REI) **Agent Comments**

 3  2  2

Price: \$1,050,000
Method: Private Sale
Date: 17/04/2017
Rooms: 4
Property Type: House (Res)
Land Size: 270 sqm approx