Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

29 Summit Road, Burwood Vic 3125

Indicative selling price

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

Median sale price

Median price	\$873,500	Pro	perty Type	Unit		Suburb	Burwood
Period - From	01/01/2020	to	31/12/2020		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

Aut	areas or comparable property	1 1100	Date of Sale
1	2/31 Cratloe Rd MOUNT WAVERLEY 3149	\$1,370,000	19/01/2021
2	2/4 Meteor St MOUNT WAVERLEY 3149	\$1,310,000	27/10/2020
3	2/4 Tiller St BURWOOD EAST 3151	\$1,205,000	18/02/2021

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:	26/02/2021 12:57



Date of sale

McGrath

Ellie Gong 9889 8800 0430 434 567 elliegong@mcgrath.com.au

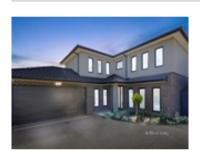
Indicative Selling Price \$1,250,000 - \$1,350,000 Median Unit Price Year ending December 2020: \$873,500





Property Type: townhouse Agent Comments

Comparable Properties



2/31 Cratioe Rd MOUNT WAVERLEY 3149 (REI) Agent Comments

4 🟣 3 🛱

Price: \$1,370,000 **Method:** Private Sale **Date:** 19/01/2021

Property Type: Townhouse (Single)



2/4 Meteor St MOUNT WAVERLEY 3149 (REI/VG)

- . **-** . **-**

Price: \$1,310,000 Method: Private Sale Date: 27/10/2020

Property Type: Townhouse (Single) **Land Size:** 793 sqm approx

2/4 Tiller St BURWOOD EAST 3151 (REI)

+ Tiller of Bokwood EAST 515

Price: \$1,205,000 **Method:** Private Sale **Date:** 18/02/2021

Property Type: Townhouse (Single) **Land Size:** 386 sqm approx

Agent Comments



Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



