

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

29 Summit Road, Burwood Vic 3125

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$873,500

Property 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	Price	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



🛏 4 🛏 3 🚗 2

Property Type: townhouse

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median Unit Price

Year ending December 2020: \$873,500

Comparable Properties



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

🛏 4 🛏 3 🚗 2

Price: \$1,370,000

Method: Private Sale

Date: 19/01/2021

Property Type: Townhouse (Single)



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

Agent Comments

🛏 4 🛏 3 🚗 2

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)

Agent Comments

🛏 5 🛏 3 🚗 2

Price: \$1,205,000

Method: Private Sale

Date: 18/02/2021

Property Type: Townhouse (Single)

Land Size: 386 sqm approx