

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

10/6 Yarra Bing Crescent Burwood VIC 3125

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Burwood

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

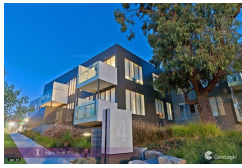
Date of sale

10/4 Yarra Bing Crescent Burwood VIC 3125	\$367,500	30-Oct-19
6/2 Yarra Bing Crescent Burwood VIC 3125	\$330,000	30-Mar-21
113/326-328 Burwood Highway Burwood VIC 3125	\$390,000	12-Jun-20

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 6 months.~~

This Statement of Information was prepared on: 27 April 2021



**10/4 Yarra Bing Crescent Burwood
VIC 3125**

 1  1  1

Sold Price

\$367,500

Sold Date

30-Oct-19

Distance

0.05km



**6/2 Yarra Bing Crescent Burwood
VIC 3125**

 1  1  1

Sold Price

^{RS} **\$330,000**

Sold Date

30-Mar-21

Distance

0.1km



**113/326-328 Burwood Highway
Burwood VIC 3125**

 1  1  1

Sold Price

\$390,000

Sold Date

12-Jun-20

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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