

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

7 Uganda Street, Burwood Vic 3125

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$764,000

&

\$840,400

Median sale price

Median price \$869,000

House

Unit

X

Suburb

Burwood

Period - From 01/04/2017

to

31/03/2018

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		
3		

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 1 1

Rooms: 6

Property Type: Unit - own title

Land Size: 242.20 sqm approx

Agent Comments

Indicative Selling Price

\$764,000 - \$840,400

Median Unit Price

Year ending March 2018: \$869,000

Comparable Properties



2/228 Burwood Hwy BURWOOD 3125 (REI)

3 1 1

Agent Comments

Sold for \$847,000

Price:

Method: Auction Sale

Date: 02/12/2017

Rooms: 5

Property Type: Unit

Land Size: 287 sqm approx

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.