

# 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

2/12 Summit Road, Burwood Vic 3125

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$895,000 & \$980,000

### Median sale price

Median price \$825,600

Property Type Unit

Suburb Burwood

Period - From 01/10/2019

to 30/09/2020

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 | 2/2 Mccubbin St BURWOOD 3125        | \$1,020,000 | 30/07/2020   |
| 2 | 10 Feathertop Cha BURWOOD EAST 3151 | \$975,000   | 22/07/2020   |
| 3 | 2/3 Gross Ct MOUNT WAVERLEY 3149    | \$905,000   | 11/07/2020   |

**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:

28/10/2020 09:36

2/12 Summit Road, Burwood Vic 3125



Grant Lynch

9908 5700

0408110 011

grantlynch@jellisrcraig.com.au

**Indicative Selling Price**

\$895,000 - \$980,000

**Median Unit Price**

Year ending September 2020: \$825,600



3 2 2

**Property Type:** Unit

**Land Size:** 296 sqm approx

**Agent Comments**

## Comparable Properties



**2/2 Mccubbin St BURWOOD 3125 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,020,000

**Method:** Sold Before Auction

**Date:** 30/07/2020

**Property Type:** Townhouse (Res)

**Land Size:** 402 sqm approx



**10 Feathertop Cha BURWOOD EAST 3151 (VG)** **Agent Comments**

4 - -

**Price:** \$975,000

**Method:** Sale

**Date:** 22/07/2020

**Property Type:** House (Res)

**Land Size:** 413 sqm approx



**2/3 Gross Ct MOUNT WAVERLEY 3149 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$905,000

**Method:** Private Sale

**Date:** 11/07/2020

**Property Type:** Unit

**Account** - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.