

# 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 8/4 Yarra Bing Crescent, 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 \$310,000 & \$340,000

### Median sale price

Median price \$735,000 Property Type Unit Suburb Burwood

Period - From 01/10/2024 to 31/12/2024 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	106/2 Yarra Bing Cr BURWOOD 3125	\$335,000	09/12/2024
2	102/310 Burwood Hwy BURWOOD 3125	\$322,000	25/10/2024
3	B102A/399 Burwood Hwy BURWOOD 3125	\$320,000	29/09/2024

**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: 31/01/2025 13:29



Property Type: Apartment

Agent Comments

**Indicative Selling Price**  
\$310,000 - \$340,000  
**Median Unit Price**  
December quarter 2024: \$735,000

## Comparable Properties



106/2 Yarra Bing Cr BURWOOD 3125 (REI)

Agent Comments



**Price:** \$335,000  
**Method:** Private Sale  
**Date:** 09/12/2024  
**Property Type:** Apartment

102/310 Burwood Hwy BURWOOD 3125 (VG)

Agent Comments



**Price:** \$322,000  
**Method:** Sale  
**Date:** 25/10/2024  
**Property Type:** Strata Unit/Flat

B102A/399 Burwood Hwy BURWOOD 3125 (VG)

Agent Comments



**Price:** \$320,000  
**Method:** Sale  
**Date:** 29/09/2024  
**Property Type:** Strata Unit/Flat

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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