

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

2/23 Edwards Street, Burwood Vic 3125

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$753,000

Property Type Unit

Suburb Burwood

Period - From 01/10/2018

to 30/09/2019

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	2/1 Glencairn Av CAMBERWELL 3124	\$672,000	13/07/2019
2	1/112-114 Huntingdale Rd MOUNT WAVERLEY 3149	\$600,000	23/06/2019
3	2/53 Cumming St BURWOOD 3125	\$595,000	31/05/2019

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:

06/11/2019 11:09



3 1 2

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/1 Glencairn Av CAMBERWELL 3124 (REI/VG) **Agent Comments**

2 1 1

Price: \$672,000

Method: Auction Sale

Date: 13/07/2019

Property Type: Unit



1/112-114 Huntingdale Rd MOUNT WAVERLEY 3149 (REI/VG) **Agent Comments**

2 1 1

Price: \$600,000

Method: Private Sale

Date: 23/06/2019

Rooms: 4

Property Type: Unit



2/53 Cumming St BURWOOD 3125 (REI/VG) **Agent Comments**

2 1 1

Price: \$595,000

Method: Private Sale

Date: 31/05/2019

Rooms: 3

Property Type: Unit

Land Size: 234 sqm approx