

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

3/12 La Frank Street 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

\$975,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Burwood

Period-from

01 Oct 2018

to

30 Sep 2019

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

2/27-29 Richmond Street Blackburn South VIC 3130	\$970,000	09-Jul-19
2/18 Foch Street Box Hill South VIC 3128	\$1,260,000	14-May-19
2/36-38 Hamel Street Box Hill South VIC 3128	\$927,000	05-Oct-19

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: 11 October 2019



2/27-29 Richmond Street Blackburn South VIC 3130

^{RS} **\$970,000** Sold Date **09-Jul-19**

3 2 2

Distance **1.28km**



2/18 Foch Street Box Hill South VIC 3128

^{RS} **\$1,260,000** Sold Date **14-May-19**

3 2 2

Distance **1.79km**



2/36-38 Hamel Street Box Hill South VIC 3128

Sold Price ^{RS} **\$927,000** Sold Date **05-Oct-19**

3 2 2

Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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