# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

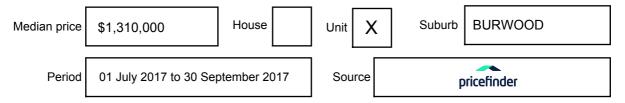
Address Including suburb and postcode	41 MUYAN CIRCUIT, BURWOOD, VIC 3125
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#### Indicative selling price

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

Price Range: \$820,000 to \$870,000

# Median sale price



### Comparable property sales

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
59 MUYAN CCT, BURWOOD, VIC 3125	\$860,000	15/12/2016
24 MUYAN CCT, BURWOOD, VIC 3125	\$1,010,000	24/08/2017
35 MUYAN CCT, BURWOOD, VIC 3125	*\$891,000	25/11/2017