

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 7 Montpellier Road, Burwood, VIC 3125

Indicative selling price

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

Single price or range between \$910,000 & \$990,000

Median sale price

Median price \$1,370,400 Property type House Suburb BURWOOD
Period - From 07/07/2022 to 06/07/2023 Source core_logic

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	10 Station Street Burwood Vic 3125	\$1,000,000	2023-05-27
2	39a Stott Street Box Hill South Vic 3128	\$908,000	2023-06-03
3			

This Statement of Information was prepared on: 07/07/2023

