

## 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

1/115 Station Street, 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 \$660,000

&

\$720,000

#### Median sale price

Median price \$1,471,000

House

X

Unit

Suburb Burwood

Period - From 01/07/2017

to 30/09/2017

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	3/13 Newbigin St BURWOOD 3125	\$720,000	17/06/2017
2	2/109 Station St BURWOOD 3125	\$716,000	04/08/2017
3	7/22 Middleborough Rd BURWOOD EAST 3151	\$695,000	24/06/2017

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.



**Rooms:**

**Property Type:**

Flat/Unit/Apartment (Res)

**Land Size:** 295.406 sqm approx

Agent Comments

## Comparable Properties



**3/13 Newbiggin St BURWOOD 3125 (REI/VG)**

Agent Comments



**Price:** \$720,000

**Method:** Auction Sale

**Date:** 17/06/2017

**Rooms:** 3

**Property Type:** Unit



**2/109 Station St BURWOOD 3125 (REI)**

Agent Comments



**Price:** \$716,000

**Method:** Sold Before Auction

**Date:** 04/08/2017

**Rooms:** -

**Property Type:** Unit



**7/22 Middleborough Rd BURWOOD EAST 3151 (REI)**

Agent Comments



**Price:** \$695,000

**Method:** Auction Sale

**Date:** 24/06/2017

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 203 sqm approx