

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 2/4 Yarra Bing Crescent, Burwood, VIC 3125

Indicative selling price

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

Single price \$415,000 or range between &

Median sale price

Median price \$ 859,000 Property type Unit Suburb BURWOOD
Period - From 08/11/2021 to 07/11/2022 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	101/4 Yarra Bing Cr BURWOOD 3125 VIC	400,000	01-Sep-22
2	13/6 Yarra Bing Cr BURWOOD 3125 VIC	452,000	03-Aug-22
3	14/4 Yarra Bing Cr BURWOOD 3125 VIC	396,000	23-Jun-22

This Statement of Information was prepared on: 08/11/2022