

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

21 Somers Street, Burwood Vic 3125

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,489,500

Property Type House

Suburb Burwood

Period - From 01/01/2023

to 31/12/2023

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	2/94 Warrigal Rd SURREY HILLS 3127	\$1,250,000	28/02/2024
2	11 Carmody St BURWOOD 3125	\$1,220,000	07/12/2023
3	13 Carmody St BURWOOD 3125	\$1,170,000	01/03/2024

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.~~

This Statement of Information was prepared on:

12/03/2024 10:17



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21 Somers Street, Burwood

Whitehorse Council Rates: Refer to contract of sale
House size: 200sqm approx. exc under house storage
Tri-level living with flexible living spaces
Pristine tiled floors
Quality carpet throughout
High ceilings throughout
Large living and dining retreat
Modern kitchen with stone benchtops, Miele appliances and soft closing drawers
Outdoor entertaining area with remote awning
Low maintenance garden
Double lock up garage with internal access
Large storage room
Spacious laundry with ample storage

Rental Estimate

\$750 - \$800 per week based on current market conditions

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected

Close proximity to

Schools Wattle Park Primary School – (zoned) – 950m
Ashwood High School – (zoned) - 2.2km
Deakin University – 1.6km
Presbyterian Ladies College (PLC) – 1.0km

Shops Burwood Village
Burwood Heights Shopping Centre (3.4km)
Burwood Brickworks Shopping Centre (3.5km)
Burwood One Shopping Centre (5.3km)
Chadstone – The Fashion Capital (5.0km)

Parks Wattle Park (1.0km)
Waratah Avenue Playground (550m)
Burwood Reserve (1.0km)

Transport Burwood Station (2.2km)
Bus 766 Box Hill Station – Burwood via Surrey Hills
Bus 903 Altona – Mordiallic
Tram 75 Vermont South – Central Pier Docklands

Settlement

10% deposit, 90/120 days or any other such terms that have been agreed to in writing, by the vendor prior to auction.



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Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

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