

# 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

4/4 Yarra Bing Crescent, Burwood Vic 3125

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$390,000

### Median sale price

Median price

\$768,500

Property Type

Unit

Suburb

Burwood

Period - From

08/05/2022

to

07/05/2023

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	2/4 Yarra Bing Cr BURWOOD 3125	\$397,000	19/11/2022
2	104/4 Yarra Bing Cr BURWOOD 3125	\$390,000	30/03/2023
3			

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:

08/05/2023 13:01

Claudio Perruzza

9536 9230

0412 304 152

cperruzza@bigginScott.com.au

**Indicative Selling Price**

\$390,000

**Median Unit Price**

08/05/2022 - 07/05/2023: \$768,500



2 2 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**2/4 Yarra Bing Cr BURWOOD 3125 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$397,000

**Method:** Auction Sale

**Date:** 19/11/2022

**Property Type:** Unit

**Land Size:** 101 sqm approx



**104/4 Yarra Bing Cr BURWOOD 3125 (REI)**

Agent Comments

2 2 1

**Price:** \$390,000

**Method:** Private Sale

**Date:** 30/03/2023

**Property Type:** Apartment

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.

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336