

# 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

14 Morton Road, 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 \$1,350,000

&

\$1,450,000

### Median sale price

Median price \$1,400,000

Property Type House

Suburb Burwood

Period - From 01/04/2021

to

30/06/2021

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	24 Corrigan St BURWOOD 3125	\$1,451,000	24/04/2021
2	37 Harrison Av BURWOOD 3125	\$1,431,000	05/06/2021
3	16 Peacock St BURWOOD 3125	\$1,416,000	12/04/2021

**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:

28/09/2021 09:51



**Property Type:** House (Res)  
**Land Size:** 732 sqm approx  
**Agent Comments**  
4 bedrooms or 3 plus home office

**Indicative Selling Price**  
\$1,350,000 - \$1,450,000  
**Median House Price**  
June quarter 2021: \$1,400,000

## Comparable Properties



24 Corrigan St BURWOOD 3125 (REI/VG)

Agent Comments



**Price:** \$1,451,000  
**Method:** Auction Sale  
**Date:** 24/04/2021  
**Property Type:** House (Res)  
**Land Size:** 706 sqm approx



37 Harrison Av BURWOOD 3125 (REI/VG)

Agent Comments



**Price:** \$1,431,000  
**Method:** Auction Sale  
**Date:** 05/06/2021  
**Property Type:** House (Res)  
**Land Size:** 788 sqm approx



16 Peacock St BURWOOD 3125 (REI/VG)

Agent Comments



**Price:** \$1,416,000  
**Method:** Private Sale  
**Date:** 12/04/2021  
**Property Type:** House  
**Land Size:** 692 sqm approx