

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

7 Meyer Road, Burwood Vic 3125

Indicative selling price

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

Range between

\$2,700,000

&

\$2,970,000

Median sale price

Median price

\$1,388,000

Property Type

House

Suburb

Burwood

Period - From

01/07/2022

to

30/06/2023

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	6 Gatis St GLEN IRIS 3146	\$3,040,000	09/03/2023
2	22 Kildare St BURWOOD 3125	\$2,668,888	22/08/2023
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:

01/09/2023 16:35



Rooms: 10

Property Type: House (Res)

Land Size: 811 sqm approx

Agent Comments

Comparable Properties



6 Gatis St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$3,040,000

Method: Private Sale

Date: 09/03/2023

Property Type: House

Land Size: 743 sqm approx



22 Kildare St BURWOOD 3125 (REI)

Agent Comments



Price: \$2,668,888

Method: Private Sale

Date: 22/08/2023

Property Type: House

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.