

# 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

3 Aylwin Avenue, 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 & \$1,385,000

### Median sale price

Median price \$1,305,000 Property Type House Suburb Burwood

Period - From 21/06/2020 to 20/06/2021 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	1180 Riversdale Rd BOX HILL SOUTH 3128	\$1,350,000	20/04/2021
2	4 Greenbank Av BOX HILL SOUTH 3128	\$1,370,000	20/02/2021
3	4 Baryn St ASHWOOD 3147	\$1,360,000	23/12/2020

**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:

21/06/2021 10:05



**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,350,000 - \$1,385,000

**Median House Price**

21/06/2020 - 20/06/2021: \$1,305,000

## Comparable Properties



**1180 Riversdale Rd BOX HILL SOUTH 3128 (REI/VG)**

Agent Comments



**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 20/04/2021

**Property Type:** House

**Land Size:** 719 sqm approx



**4 Greenbank Av BOX HILL SOUTH 3128 (REI/VG)**

Agent Comments



**Price:** \$1,370,000

**Method:** Auction Sale

**Date:** 20/02/2021

**Property Type:** House (Res)

**Land Size:** 585 sqm approx

**4 Baryn St ASHWOOD 3147 (VG)**

Agent Comments



**Price:** \$1,360,000

**Method:** Sale

**Date:** 23/12/2020

**Property Type:** House (Res)

**Land Size:** 338 sqm approx