

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	2/14-16 Somers Street, Burwood, VIC 3125
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Indicative selling price

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

Single price		or range between	\$690,000	&	\$750,000
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Median sale price

Median price	\$ 860,000	Property type	Unit	Suburb	BURWOOD
Period - From	06/09/2023	to	05/09/2024	Source	core_logic

Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	1/2-4 Haig Street Burwood Vic 3125	\$730,000	2024-08-28
2	3/7 May Park Avenue Ashwood Vic 3147	\$780,500	2024-06-01
3	1/7 Edwards Street Burwood Vic 3125	\$731,000	2024-05-15

This Statement of Information was prepared on: 06/09/2024

