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 burb and bostcode	12/1 Conservatory Drive, Burwood, VIC 3125										
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Single price			or range betwee		\$800,000		&	\$850,000			
Median sale price											
\$901,00	0		Prop	erty type	Unit		Suburb	BURWOOI	D		
28/04/202	21	to 2	25/10/2	021	Source	core_logic	;				
	Address purb and postcode elling price gle price price \$901,00	Address purb and postcode 12/1 Costcode 12/1	Address purb and postcode 12/1 Conserve Plling price g of this price see consurult price price \$901,000	Address purb and postcode 12/1 Conservatory elling price g of this price see consumer.vic. gle price price price \$901,000 Prop	Address purb and postcode 12/1 Conservatory Drive, Belling price g of this price see consumer.vic.gov.au/ur gle price or range price \$901,000 Property type	Address purb and postcode 12/1 Conservatory Drive, Burwood, elling price g of this price see consumer.vic.gov.au/underquoting gle price or range between price \$901,000 Property type Unit	Address purb and postcode 12/1 Conservatory Drive, Burwood, VIC 3125 Elling price g of this price see consumer.vic.gov.au/underquoting gle price price \$901,000 Property type Unit	Address purb and postcode 12/1 Conservatory Drive, Burwood, VIC 3125 Elling price g of this price see consumer.vic.gov.au/underquoting gle price or range between \$800,000 price \$901,000 Property type Unit Suburb	Address purb and postcode 12/1 Conservatory Drive, Burwood, VIC 3125 Elling price g of this price see consumer.vic.gov.au/underquoting gle price or range between \$800,000 & price \$901,000 Property type Unit Suburb BURWOO		

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.

Ac	dress of comparable property	Price	Date of sale
1	7/1 Conservatory Drive, Burwood, Vic 3125	825,000	19 Sep
2	6/1 Conservatory Drive, Burwood, 3125	845,000	26 Sep
3	9/1 Conservatory Dr BURWOOD 3125 VIC	842,000	17 Mar

This Statement of Information was prepared on: 25/10/2021

