

# 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

12/1 Conservatory Drive, Burwood, VIC 3125

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$800,000

&

\$850,000

### Median sale price

Median price

\$901,000

Property type

Unit

Suburb

BURWOOD

Period - From

28/04/2021

to

25/10/2021

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	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