

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

2B Patterson Avenue, Burwood, VIC 3125

Indicative selling price

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

Single price

\$1,150,000

Median sale price

Median price

\$814,000

Property Type

Unit

Suburb

Burwood

Period - From

19/06/2024

to

10/12/2024

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 2/7 Church Street Burwood Vic 3125	\$1,100,000	2024-11-23
2 4/10-12 Eley Road Burwood Vic 3125	\$1,052,000	2024-11-23
3 4a Newbiggin Street Burwood Vic 3125	\$1,200,000	2024-08-23

This Statement of Information was prepared on:

11/12/2024