

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

1/220 Burwood Highway, Burwood Vic 3125

Indicative selling price

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

Range between \$790,000

&

\$860,000

Median sale price

Median price \$950,000

Property Type Unit

Suburb Burwood

Period - From 01/07/2020

to

30/06/2021

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	1/53 Elgar Rd BURWOOD 3125	\$850,000	22/06/2021
2	3/1 Meyer Rd BURWOOD 3125	\$842,000	10/09/2021
3	2/52 Station St BURWOOD 3125	\$840,000	15/07/2021

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:

14/10/2021 12:07



 3  2  1

Rooms: 5
Property Type: Townhouse
(Single)
Land Size: 200 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$860,000
Median Unit Price
Year ending June 2021: \$950,000

Comparable Properties

1/53 Elgar Rd BURWOOD 3125 (VG)

Agent Comments

 3  -  -

Price: \$850,000
Method: Sale
Date: 22/06/2021
Property Type: Strata Unit/Flat



3/1 Meyer Rd BURWOOD 3125 (REI)

Agent Comments

 3  1  1

Price: \$842,000
Method: Sold Before Auction
Date: 10/09/2021
Property Type: Unit



2/52 Station St BURWOOD 3125 (REI/VG)

Agent Comments

 3  1  1

Price: \$840,000
Method: Sold Before Auction
Date: 15/07/2021
Property Type: Unit

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