

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

104/4 Yarra Bing Crescent, Burwood Vic 3125

Indicative selling price

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

Range between \$390,000

&

\$429,000

Median sale price

Median price \$778,500

Property Type Unit

Suburb Burwood

Period - From 01/10/2022

to 31/12/2022

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	101/4 Yarra Bing Cr BURWOOD 3125	\$400,000	01/09/2022
2	101/4 Yarra Bing Cr BURWOOD 3125	\$400,000	01/09/2022
3	2/4 Yarra Bing Cr BURWOOD 3125	\$397,000	19/11/2022

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:

14/02/2023 15:56



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$390,000 - \$429,000

Median Unit Price

December quarter 2022: \$778,500

Comparable Properties



101/4 Yarra Bing Cr BURWOOD 3125 (REI/VG) **Agent Comments**

2 2 1

Price: \$400,000

Method: Private Sale

Date: 01/09/2022

Property Type: Apartment



101/4 Yarra Bing Cr BURWOOD 3125 (REI/VG) **Agent Comments**

2 2 1

Price: \$400,000

Method: Private Sale

Date: 01/09/2022

Property Type: Apartment



2/4 Yarra Bing Cr BURWOOD 3125 (REI) **Agent Comments**

2 2 1

Price: \$397,000

Method: Auction Sale

Date: 19/11/2022

Property Type: Unit

Land Size: 101 sqm approx