

## 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

66 Morton Road, Burwood Vic 3125

#### Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

#### Median sale price

Median price \$1,446,750

House

X

Unit

Suburb Burwood

Period - From 01/10/2017

to

31/12/2017

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 | 2 Webb St BURWOOD 3125             | \$1,300,000 | 18/11/2017   |
| 2 | 11 Stephens St BURWOOD 3125        | \$1,388,000 | 01/03/2018   |
| 3 | 51 Oak Hill Rd MOUNT WAVERLEY 3149 | \$1,400,000 | 25/11/2017   |

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.

Margot Dawson

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**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

December quarter 2017: \$1,446,750


 4
  2
  2
**Rooms:****Property Type:** House**Land Size:** 641 approx. sqm

approx

**Agent Comments**

A complete family entertainer on a single level. Spacious formal/informal living, large kitchen, master suite, three more beds and family bathroom, study. Sensational outdoor entertaining. Located meters from parklands, minutes stroll to Ashwood village, Chadstone just 10 minutes' drive.

## Comparable Properties

**2 Webb St BURWOOD 3125 (REI)****Agent Comments**
 3
  1
  3
**Price:** \$1,300,000**Method:** Auction Sale**Date:** 18/11/2017**Rooms:** 5**Property Type:** House (Res)**11 Stephens St BURWOOD 3125 (REI)****Agent Comments**
 3
  1
  2
**Price:** \$1,388,000**Method:** Auction Sale**Date:** 01/03/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 772 sqm approx**51 Oak Hill Rd MOUNT WAVERLEY 3149 (REI/VG)****Agent Comments**
 4
  2
  2
**Price:** \$1,400,000**Method:** Auction Sale**Date:** 25/11/2017**Rooms:** 6**Property Type:** House (Res)**Land Size:** 735 sqm approx