### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address |14/4 Yarra Bing Crescent, Burwood Vic 3125

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	n \$380,000		&		\$418,000	)		
Median sale pi	rice							
Median price	\$966,000	Pro	operty Type	Unit			Suburb	Burwood
Period - From	01/04/2021	to	31/03/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	G01/373 Burwood Hwy BURWOOD 3125	\$410,000	08/11/2021
2	112/6 Yarra Bing Cr BURWOOD 3125	\$400,000	03/12/2021
3	9/2 Yarra Bing Cr BURWOOD 3125	\$395,000	28/01/2022

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:

19/04/2022 12:55



14/4 Yarra Bing Crescent, Burwood Vic 3125

# **McGrath**





**Property Type:** Divorce/Estate/Family Transfers Land Size: 2592 sqm approx Agent Comments

JM Lim 03 9889 8800 0476 784 585 joominglim@mcgrath.com.au

**Indicative Selling Price** \$380,000 - \$418,000 **Median Unit Price** Year ending March 2022: \$966,000

## **Comparable Properties**

<b>D</b> -las \$410,000	
Price: \$410,000 Method: Sale	
Date: 08/11/2021	
<b>Property Type:</b> Subdivided Flat - Single OYO Flat	
112/6 Vorro Bing Cr BUBWOOD 2125 (VC)	A sout Commente
112/6 Yarra Bing Cr BURWOOD 3125 (VG)	Agent Comments
	Agent Comments
Price: \$400,000 Method: Sale	Agent Comments
▶ 2 ★ - ♠ - Price: \$400,000	Agent Comments





Price: \$395,000 Method: Private Sale Date: 28/01/2022 Property Type: Apartment

#### Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.