

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

14/4 Yarra Bing Crescent, Burwood Vic 3125

Indicative selling price

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

Range between

\$380,000

&

\$418,000

Median sale price

Median price

\$966,000

Property Type

Unit

Suburb

Burwood

Period - From

01/04/2021

to

31/03/2022

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	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



Property Type:

Divorce/Estate/Family Transfers

Land Size: 2592 sqm approx

Agent Comments

JM Lim

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Indicative Selling Price

\$380,000 - \$418,000

Median Unit Price

Year ending March 2022: \$966,000

Comparable Properties

G01/373 Burwood Hwy BURWOOD 3125 (VG)

Agent Comments



Price: \$410,000

Method: Sale

Date: 08/11/2021

Property Type: Subdivided Flat - Single OYO Flat

112/6 Yarra Bing Cr BURWOOD 3125 (VG)

Agent Comments



Price: \$400,000

Method: Sale

Date: 03/12/2021

Property Type: Subdivided Flat - Single OYO Flat



9/2 Yarra Bing Cr BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 28/01/2022

Property Type: Apartment

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