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

D -las \$410,000	
Price: \$410,000 Method: Sale	
Date: 08/11/2021	
Property Type: 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

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