

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

3/10-12 Eley Road, Burwood Vic 3125

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$826,200

Property Type Unit

Suburb Burwood

Period - From 01/07/2019

to

30/06/2020

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	2/91 Eley Rd BOX HILL SOUTH 3128	\$1,060,000	17/04/2020
2	2/2 Mccubbin St BURWOOD 3125	\$1,020,000	30/07/2020
3	3/1 La Frank St BURWOOD 3125	\$990,200	20/08/2020

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:

05/10/2020 14:02



Rooms: 5

Property Type: Unit

Agent Comments

Comparable Properties



2/91 Eley Rd BOX HILL SOUTH 3128 (VG)

Agent Comments



Price: \$1,060,000

Method: Sale

Date: 17/04/2020

Property Type: Flat/Unit/Apartment (Res)



2/2 Mccubbin St BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$1,020,000

Method: Sold Before Auction

Date: 30/07/2020

Property Type: Townhouse (Res)

Land Size: 402 sqm approx



3/1 La Frank St BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$990,200

Method: Sold Before Auction

Date: 20/08/2020

Property Type: House