

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

1/51 Elgar Road, Burwood Vic 3125

Indicative selling price

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

Single price

\$858,000

Median sale price

Median price

\$899,000

Property Type

Unit

Suburb

Burwood

Period - From

01/01/2021

to

31/03/2021

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	5/53 Elgar Rd BURWOOD 3125	\$922,500	10/03/2021
2	4/53 Elgar Rd BURWOOD 3125	\$842,000	18/02/2021
3			

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:

17/06/2021 12:42



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Property Type:

Agent Comments

Brand new, study

Indicative Selling Price

\$858,000

Median Unit Price

March quarter 2021: \$899,000

Comparable Properties

5/53 Elgar Rd BURWOOD 3125 (VG)

Agent Comments

 3  -  -

Price: \$922,500

Method: Sale

Date: 10/03/2021

Property Type: Flat/Unit/Apartment (Res)

4/53 Elgar Rd BURWOOD 3125 (VG)

Agent Comments

 3  -  -

Price: \$842,000

Method: Sale

Date: 18/02/2021

Property Type: Strata Unit/Flat

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.