

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

26a Fulton Crescent, Burwood Vic 3125

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,292,500

Property Type House

Suburb Burwood

Period - From 01/01/2020

to 31/03/2020

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	1b Douglas Av BOX HILL SOUTH 3128	\$1,200,000	07/03/2020
2	4 Surrey St BOX HILL SOUTH 3128	\$1,150,000	04/07/2020
3	1/27 Surrey St BOX HILL SOUTH 3128	\$1,120,000	28/05/2020

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:

17/07/2020 11:26



4 3 2

Property Type: Townhouse
(Conjoined)
Land Size: 296 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
March quarter 2020: \$1,292,500

Comparable Properties



1b Douglas Av BOX HILL SOUTH 3128 (REI)

4 2 2

Price: \$1,200,000
Method: Auction Sale
Date: 07/03/2020
Property Type: House (Res)
Land Size: 292 sqm approx

Agent Comments

Similar location, one less bathroom.



4 Surrey St BOX HILL SOUTH 3128 (REI)

4 2 1

Price: \$1,150,000
Method: Auction Sale
Date: 04/07/2020
Rooms: 8
Property Type: House (Res)

Agent Comments

Very comparable location, 1 less bathroom and this one only has 1 car garage.



1/27 Surrey St BOX HILL SOUTH 3128 (REI)

3 2 2

Price: \$1,120,000
Method: Private Sale
Date: 28/05/2020
Property Type: Townhouse (Single)

Agent Comments

1 less bathroom and 1 less bathroom